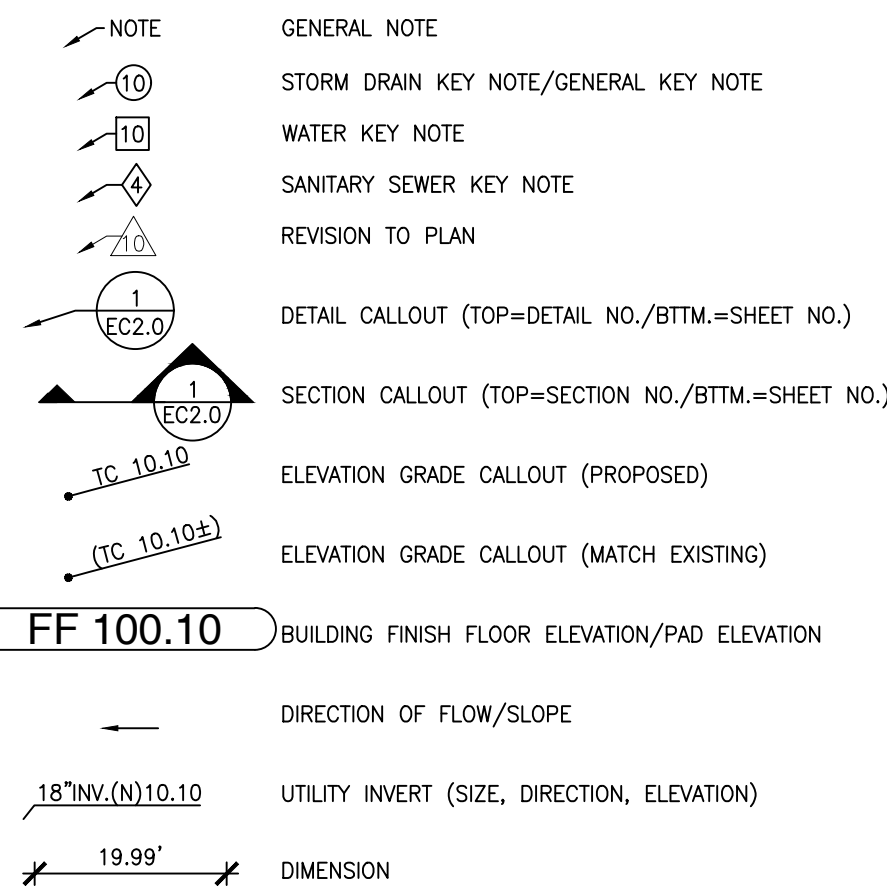
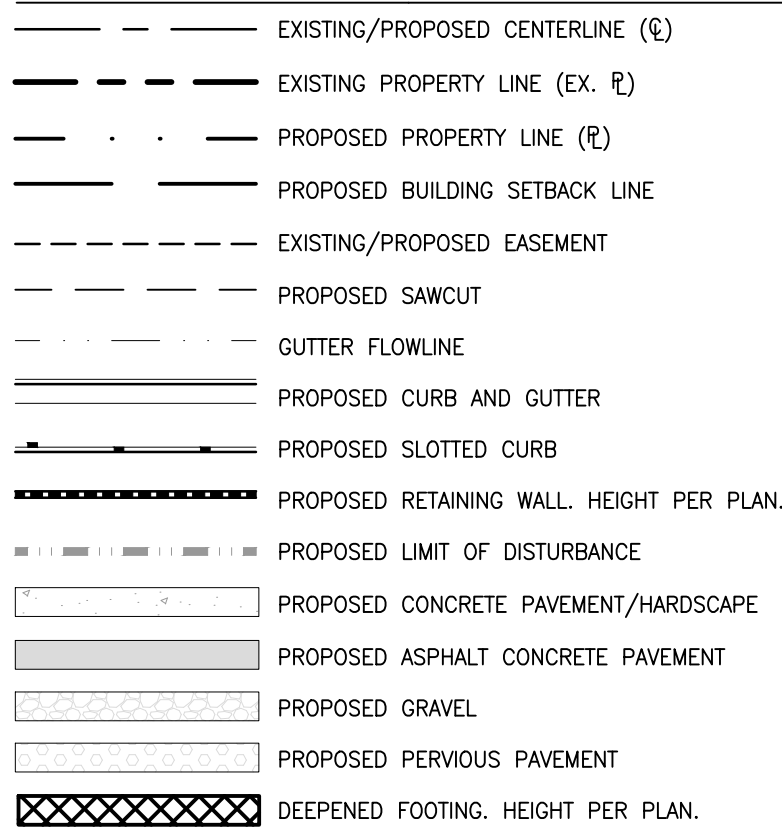


IMPROVEMENT PLANS
FOR
SPANISH VINEYARDS RESIDENCE
SAN LUIS OBISPO, CA 93401

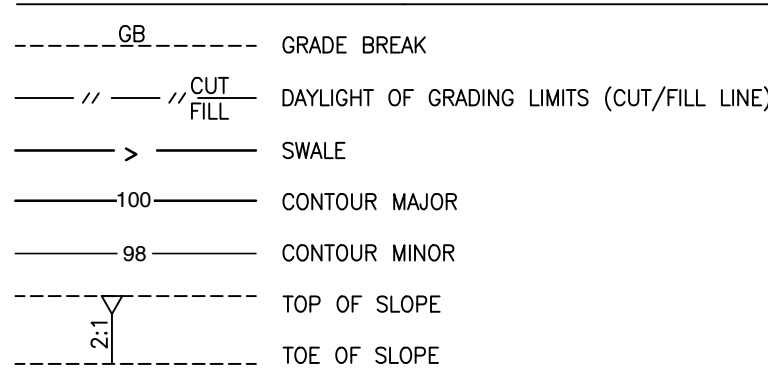
ANNOTATION LEGEND



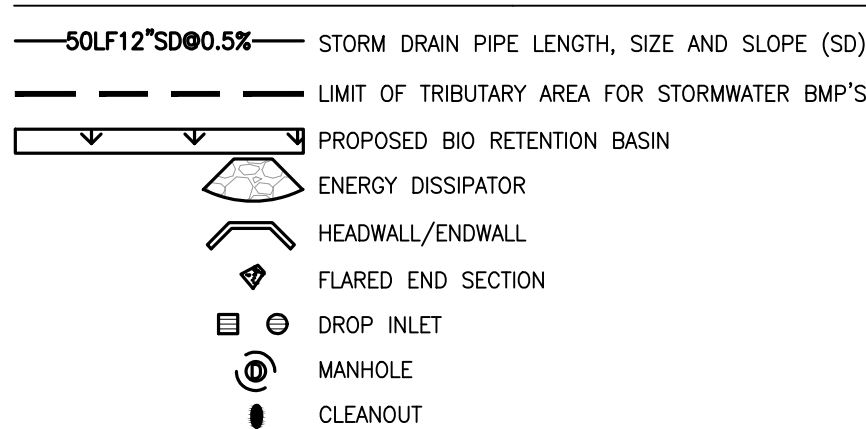
GENERAL LEGEND



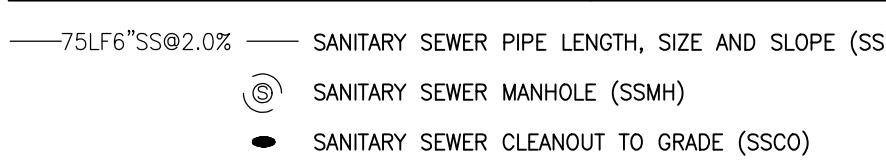
GRADING LEGEND



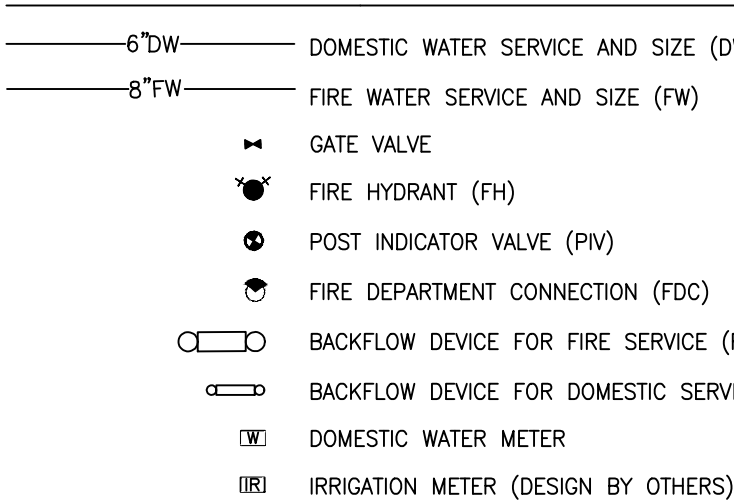
STORM DRAIN LEGEND:



SANITARY SEWER LEGEND:



WATER LEGEND:



ABBREVIATIONS

±	PLUS OR MINUS	LF	LINEAL FEET
()	EXISTING ELEVATION	MAX	MAXIMUM
AB	AGGREGATE BASE	MEP	MECHANICAL ELECTRICAL PLUMBING
AC	ASPHALT CONCRETE	MH	MANHOLE
BC	BEGINNING OF CURVE	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	NTS	NOT TO SCALE
BFE	BASE FLOOD ELEVATION	OH	OVERHEAD UTILITY
BLD	BUILDING	OR	OVERLAND RELEASE FOR DRAINAGE
BO	BLOW-OFF ASSEMBLY	R	PROPERTY LINE
BOW	BACK OF WALK	PUE	PUBLIC UTILITY EASEMENT
CD	CLEANOUT	PVC	POLYVINYL CHLORIDE PIPE
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	ROW	RIGHT OF WAY
DW	DOMESTIC WATER SERVICE	SD	STORM DRAIN
EC	END OF CURVE	SS	SANITARY SEWER
EVC	END OF VERTICAL CURVE	STD	STANDARD
EP	EDGE OF PAVEMENT	TC	TOP OF CURB
EX	EXISTING	TF	TOP OF FOOTING
FG	FINISH GRADE	TG	TOP OF GRATE
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FINISH SURFACE	TYP	TYPICAL
FL	FLOW LINE	UNO	UNLESS NOTED OTHERWISE
FW	FIRE WATER SERVICE	VC	VERTICAL CURVE
GB	GRADE BREAK	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT	W	WATER SERVICE
HWM	HIGH WATER MARK	WR	RECLAIMED WATER SERVICE
INV	INVERT		
IRR	IRRIGATION		
JT	JOINT TRENCH UTILITIES		

FIRE SAFETY REQUIREMENTS

PRIOR TO ANY CONSTRUCTION ACTIVITIES THE CONTRACTOR AND PROPERTY OWNER ARE TO REVIEW THE ENTIRE CURRENT FIRE SAFETY PLAN. THE CONTRACTOR AND PROPERTY OWNER ARE TO BECOME FULLY AWARE OF ALL NECESSARY FIRE PROTECTION REQUIREMENTS AS MANY OF THESE FIRE PROTECTION REQUIREMENTS MAY REQUIRE THE INSTALLATION OF FIRE SPRINKLERS, SPECIAL SAFETY GLAZED WINDOWS, NON COMBUSTIBLE EXTERIOR CONSTRUCTION AND ROOFS, SPECIAL SET BACKS, SPECIAL DRIVEWAY AND ROADWAY REQUIREMENTS AND OTHER SPECIFIC CONSTRUCTION REQUIREMENTS.

FIRE SAFETY PLAN DATE: TBD BY: TBD

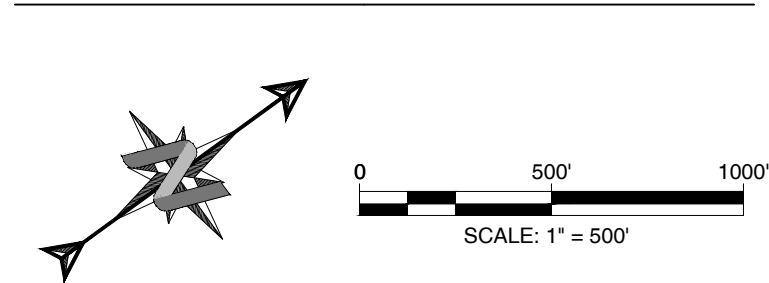
PRE-CONSTRUCTION MEETING

A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE INSPECTOR TO REVIEW THE SPECIAL INSPECTION REPORTING REQUIREMENTS, EROSION CONTROL AND REPORTS REQUIRED.

PROJECT IMPERVIOUS AREA TOTALS					
DESCRIPTION	NEW IMPERVIOUS AREA (RES.)	NEW IMPERVIOUS AREA (DRIVEWAY)	REPLACED IMPERVIOUS AREA	EXISTING IMPERVIOUS AREA	TOTAL IMPERVIOUS AREA
BUILDING/ROOF	2,000	0	0	0	2,000
HARDSCAPE	75	8,657	0	0	8,732
TOTAL	A) 2,075	A) 8,657	B) 0	C) 0	D) 10,732

*E) NET IMPERVIOUS AREA = (A+B) - (C-D) OR WHERE (C-D) IS ZERO OR A NEGATIVE NUMBER
(A+B) = NET IMPERVIOUS AREA: (10,732 + 0) = 10,732 SF
PERFORMANCE REQUIREMENT = PR1

SITE LIMITS MAP

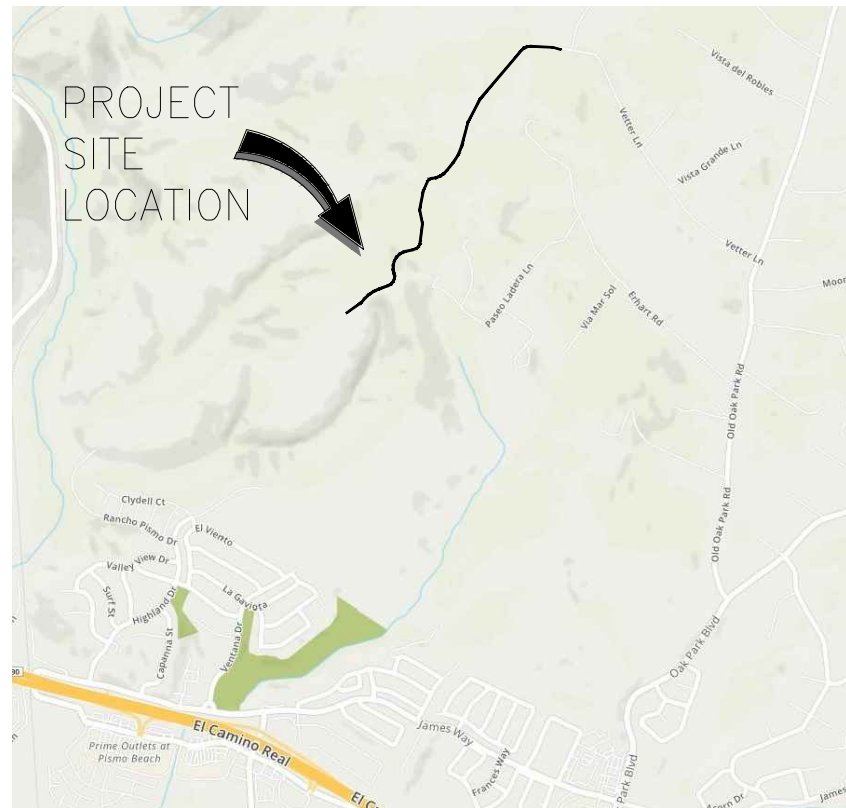


SHEET INDEX

C1.0 - COVER	EC1.0 - EROSION AND SEDIMENT CONTROL PLAN
C2.0 - NOTES	EC2.0 - EROSION AND SEDIMENT CONTROL DETAILS
C3.0 - GRADING AND DRAINAGE PLAN	FS1.0 - FIRE SAFETY PLAN
C4.0 - UTILITY PLAN	SS1.0 - SEPTIC SYSTEM PLAN
C5.0 - DRIVEWAY PLAN & PROFILE	SS2.0 - SEPTIC SYSTEM DETAILS
C5.1 - DRIVEWAY PLAN & PROFILE	
C5.2 - DRIVEWAY PLAN & PROFILE	
C5.3 - DRIVEWAY PLAN & PROFILE	
C5.4 - DRIVEWAY PLAN & PROFILE	
C5.5 - DRIVEWAY PLAN & PROFILE	
C5.6 - DRIVEWAY PLAN & PROFILE	
C5.7 - DRIVEWAY PLAN & PROFILE	
C5.8 - DRIVEWAY PLAN & PROFILE	
C5.9 - DRIVEWAY PLAN & PROFILE	
C6.0 - SECTIONS & DETAILS	

PARCEL INFORMATION

OWNER: SPANISH VINEYARDS, LLC
OWNER ADDRESS: 285 BRIDGE STREET
SAN LUIS OBISPO, CA 93401
APN: 079-251-005 , 044-561-004
LOT AREA: 188 ACRES , 253 ACRES
ZONING: RL (RURAL LAND)
AVERAGE SITE SLOPE: 27% , 17%



VICINITY MAP

APPLICABLE CODES

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC)
PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2019 CALIFORNIA BUILDING CODE (CBC)
PART 2, TITLE 24, CCR
2019 CALIFORNIA PLUMBING CODE (CPC)
PART 5, TITLE 24, CCR
2019 CALIFORNIA FIRE CODE (CFC)
PART 9, TITLE 24, CCR

ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE APPLICABLE STANDARDS OF THE CODE SECTIONS REFERENCED ABOVE, AND ANY OTHER APPLICABLE STATE AND LOCAL GOVERNING AGENCY ORDINANCES, LAWS, RULES, REGULATIONS, AND PROJECT CONDITIONS OF APPROVAL.

NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, STANDARDS, OR PROJECT REQUIREMENTS.

STANDARDS

THE IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD DRAWINGS AND SPECIFICATIONS LISTED BELOW. IN THE EVENT OF A DISCREPANCY BETWEEN THESE PLANS AND THE STANDARD DRAWINGS AND SPECIFICATIONS, THE GOVERNING ORDER OF PRECEDENCE SHALL BE AS FOLLOWS:

- STATE STANDARD PLANS AND SPECIFICATIONS (CALTRANS)
- COUNTY OF SAN LUIS OBISPO STANDARD PLANS AND SPECIFICATIONS
- STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (PWC)
- IMPROVEMENT PLAN DRAWINGS AND SPECIFICATIONS BY WALSH ENGINEERING

SURVEY AND MAPPING

THE TOPOGRAPHIC SURVEY AND MAPPING INFORMATION, INCLUDING BUT NOT LIMITED TO EXISTING SURFACE FEATURES, PROPERTY LINES, RIGHT-OF-WAY, CENTERLINE, EASEMENTS, AND RECORD INFORMATION, SHOWN ON THESE IMPROVEMENT PLANS WERE PROVIDED BY THE SURVEY BELOW. A COPY WAS PROVIDED TO BY THE PROFESSIONAL LAND SURVEYOR OR OWNER UPON THE START OF OUR DESIGN. A COPY OF SAID SURVEY IS ON FILE WITH THE DESIGN ENGINEER. WALSH ENGINEERING ASSUMES NO RESPONSIBILITY FOR INCORRECT, INACCURATE OR INSUFFICIENT INFORMATION SUPPLIED TO US AT THE TIME OF PROJECT DESIGN OR PROJECT REVISIONS.

TITLE: "TOPOGRAPHIC MAP"
DATED: 04/03/2018

TWIN CITIES SURVEYING INC.
615-C MAIN STREET
TEMPLETON, CA 93465
(805) 434-1834

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP AND SURVEY IS GRID NORTH PER CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS 83-ZONE 5). THE MEAN CONVERGENCE ANGLE FOR THIS SITE IS -00°00'00".

GEOTECHNICAL REPORT/LETTER

GEOTECHNICAL ENGINEERING REPORT(S):
TITLE: "PERCOLATION TESTING REPORT"
BY: GEO SOLUTIONS, INC.
DATED: 06/19/2019

TITLE: "ENGINEERING GEOLOGY EVALUATION OF ROADWAY ALIGNMENT"
BY: GEO SOLUTIONS, INC.
DATED: 06/28/2019

ENGINEER OF RECORD & SPECIAL INSPECTOR: RICHARD PFOST
PHONE: (805) 543-8539

TITLE: "GEOTECHNICAL ENGINEERING REPORT"
BY: BEACON GEOTECHNICAL, INC.
DATED: 07/18/2019

ENGINEER OF RECORD & SPECIAL INSPECTOR: NICHOLAS A. McCLOURE
PHONE: (805) 239-9457

THE IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS PREPARED FOR THIS PROJECT. IT IS UNDERSTOOD THAT THE CONTRACTOR(S) PERFORMING THE WORK WILL UTILIZE THE GEOTECHNICAL ENGINEERING REPORT AS A SUPPLEMENT TO THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO REFERENCE THE PLANS AND REPORTS AND INCORPORATE THE RECOMMENDATIONS AND STANDARDS PROVIDED IN EACH DOCUMENT.

THESE PLANS SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER TO VERIFY CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS STATED IN THE REFERENCED GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS PROJECT. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

GEOTECHNICAL ENGINEER SHALL BE ENGAGED TO REVIEW THESE PLANS AND ISSUE APPROVAL LETTER INCLUDING REVIEW OF THE ALTERNATE SLOPE SETBACK (IF NECESSARY) IN COMPLIANCE WITH THE FOLLOWING CODE SECTION: CBC 1803.5.10, WHERE SETBACKS OR CLEARANCES OTHER THAN THOSE REQUIRED IN SECTION 1808.7 ARE DESIRED, THE BUILDING OFFICIAL SHALL BE PERMITTED TO REQUIRE A GEOTECHNICAL INVESTIGATION BY A REGISTERED DESIGN PROFESSIONAL TO DEMONSTRATE THAT THE INTENT OF SECTION 1808.7 WOULD BE SATISFIED. SUCH AN INVESTIGATION SHALL INCLUDE CONSIDERATION OF MATERIAL HEIGHT OF SLOPE, SLOPE GRADIENT, LOAD INTENSITY AND EROSION CHARACTERISTICS OF SLOPE MATERIAL.

SCOPE OF WORK

- MINOR GRADING OF BUILDING PAD FOR RESIDENCE, DRIVEWAY, AND FIRE TURNAROUND.
- INSTALL UTILITIES TO RESIDENCE.
- BRING 5400 LF OF DIRT ROAD TO FIRE COMPLIANCE FOR ACCESS TO RESIDENCE.

REPORTS REQUIRED

- SOILS REPORT WITH PERCOLATION TEST
- STORMWATER CONTROL PLAN WAIVER

STORMWATER POLLUTION PREVENTION/EXCLUSIONARY FENCING

- STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR SITES WITH 1 OR MORE ACRES OF DISTURBED SURFACE. PROJECT DISTURBS LESS THAN ONE ACRE, THEREFORE NO SWPPP IS REQUIRED.
- MATT WALSH IS RESPONSIBLE FOR IMPLEMENTING AND MONITORING THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. QUALIFICATIONS WILL BE SUBMITTED AT THE TIME OF PLAN SUBMITTAL.
- PROJECTS THAT DISTURB 0.85-1.0 ACRES NOT COVERED BY A SWPPP, WILL REQUIRE INSTALLATION OF ORANGE EXCLUSIONARY FENCING. FENCING WILL BE PLACED AT THE PROJECT DISTURBANCE LIMIT SHOWN ON THESE PLANS, SUBJECT TO THE SATISFACTION OF THE COUNTY INSPECTOR.

GRADING QUANTITIES, DISTURBANCE & SLOPE

A. ESTIMATED EARTHWORK QUANTITIES:

RESIDENCE:	CUT	FILL	NET
	300 CY	100 CY	200 CY (CUT)

MAX CUT DEPTH = 6.9' +/-
MAX FILL DEPTH = 3.2' +/-

DRIVEWAY & TURNAROUND:	CUT	FILL	NET
	2000 CY	2200 CY	200 CY (FILL)

MAX CUT DEPTH = 3.1' +/-
MAX FILL DEPTH = 4.1' +/-

NOTE: THE CUT AND FILL QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL, AFTER EXAMINING THE GRADING PLAN, SOILS REPORT AND TERRAIN, PREPARE HIS/HER ESTIMATE INDEPENDENTLY OF THE ENGINEER'S ESTIMATE.

B. AREA OF DISTURBANCE:

-RESIDENCE: 6,534 SF (0.15 ACRES)
-DRIVEWAY & TURNAROUND: 120,154 SF (2.75 ACRES)

NOTE: INCLUDES DRIVEWAY/ROAD IMPROVEMENTS, BUILDING AND STRUCTURES, UTILITIES, SEPTIC SYSTEM (AS REQUIRED), STOCKPILE AREAS, CONCRETE WASH OUT, STAGING AREA, DEMOLITION AREA, AND MATERIAL AND WASTED STORAGE AREAS.

- AVERAGE EXISTING SLOPE WITHIN GRADING LIMITS: 12.5%
MAXIMUM EXISTING SLOPE WITHIN GRADING LIMITS: 12.8%

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GENERAL NOTES.

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CITY AGENCY MOST RECENTLY ADOPTED EDITION OF THE STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY AGENCY (SUCH AS ENCROACHMENT, GRADING, BUILDING, DEMOLITION ETC.) PRIOR TO COMMENCEMENT OF WORK.
3. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY
4. CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
5. IF ANY CONTAMINATED MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, WORK MUST STOP UNTIL A WORK PLAN HAS BEEN APPROVED IN WRITING BY THE CITY FIRE DEPARTMENT AND THE STATE REGIONAL WATER QUALITY CONTROL BOARD.
6. ALL TRENCH SPOILS SHALL BE REMOVED AS THEY ARE GENERATED AND DISPOSED OF ON SITE PER THE GRADING PERMIT OR AT A SITE APPROVED BY A GRADING PERMIT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
7. ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, PUBLIC UTILITY FACILITIES, AND SERVICES SHALL BE INSTALLED, TESTED, AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO PAVING.
8. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE DESIGN PROFESSIONAL AND THEIR CONSULTANTS, AND THE CITY AGENCY, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
9. THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE PLANS MAY NOT INCLUDE ALL EXISTING UTILITIES AND THAT THE OWNER, THE CITY AGENCY AND DESIGN PROFESSIONAL ASSUME NO RESPONSIBILITY OF OBSTRUCTIONS WHICH MAY BE ENCOUNTERED.
10. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS. THE ENGINEER WILL NOT MARK ANY GRADE STAKES UNTIL AFTER THE EXACT LOCATION OF ALL EXISTING UTILITIES HAS BEEN VERIFIED.
11. THE CONTRACTOR SHALL RECOGNIZE THAT UNDERGROUND FACILITIES NOT SHOWN AS CIVIL IMPROVEMENTS (P&GE, TELEPHONE, TV, IRRIGATION, ETC.) SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING.
12. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (IRON PIPES ON LOT LINES AND CORNER, CENTERLINE WELL DISKS, ETC.), WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, STREETS, HIGHWAYS, OR OTHER RIGHT-OF-WAY, EASEMENTS, OR PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 (TEN) WORKING DAYS NOTICE TO THE ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE OR DETERIORATION OCCURRING TO EXISTING PUBLIC IMPROVEMENTS AS A DIRECT RESULT OF CONSTRUCTION ACTIVITY RELATED TO CONSTRUCTION OF THE COMMON IMPROVEMENTS (GRADING, ROAD CONSTRUCTION, UTILITY INSTALLATION, ETC.). REQUIRED REPAIR MAY REQUIRE PATCHING, SEALING OR OVERLAYING AFFECTED AREAS AS APPROPRIATE TO RETURN THE ROADS TO AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACT PRUDENTLY IN A TIMELY MANNER, THE CITY MAY, AT ITS DISCRETION PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR ALL COSTS AND OVERHEAD INCURRED.
14. CONSTRUCTION SITE WASTE MANAGEMENT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE CONSTRUCTION SITE MUST BE KEPT CLEAN AND FREE FROM NON-STORM WATER MATERIAL DISCHARGES, INCLUDING BUT NOT LIMITED TO SOLID WASTE SUCH AS PACKAGING MATERIALS, WOOD, PAPER, AND PLASTIC BUILDING MATERIALS SUCH AS METALS, METALS, RUBBER, PLASTIC, GLASS AND MASONRY PRODUCTS; DOMESTIC WASTES SUCH AS FOOD CONTAINERS, COFFEE CUPS, PAPER BAGS, AND CIGARETTES; CONSTRUCTION AND LANDSCAPING MATERIALS; AND HAZARDOUS WASTE SUCH AS PETROLEUM PRODUCTS, WOOD PRESERVATIVES, PAINTS, MORTARS, AND SOLVENTS. ANY ACTIVITY DURING CONSTRUCTION WHICH ACTUALLY AND/OR MAY POTENTIALLY RESULT IN THE DISCHARGE OF SUCH POLLUTANTS INTO THE CITY'S STORM WATER SYSTEM IS IN VIOLATION OF CITY AGENCY STORM WATER ORDINANCE AND STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD REGULATIONS. THE SITE SHALL REMAIN NEAT AND FREE FROM ANY SUCH POLLUTANTS. THE SITE MUST HAVE AN ADEQUATE NUMBER OF WATER-TIGHT CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER TO KEEP OUT RAIN OR TO PREVENT LOSS OF WASTE DUE TO WIND. THE CONTRACTOR MUST COLLECT SITE TRASH DAILY AND ARRANGE FOR REGULAR WASTE COLLECTION BEFORE CONTAINER OVERFLOWS.
15. ADA AND TITLE 24 COMPLIANCE: CONSTRUCTION CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) AND TITLE 24 WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY. IF CONSTRUCTION CONTRACTOR'S WORK IN THE PUBLIC RIGHT-OF-WAY WILL AFFECT PEDESTRIAN ACCESS, THE CONSTRUCTION CONTRACTOR IS REQUIRED TO PROVIDE A PROPERLY SIGNED ACCESSIBLE ROUTE OF TRAVEL. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. FAILURE TO COMPLY WITH THE ADA AND TITLE 24 CAN HAVE SERIOUS CONSEQUENCES FOR THE CONSTRUCTION CONTRACTOR. SUCH FAILURE MAY RESULT IN LAWSUITS FOR REGULATORY ACTIONS BY THE DEPARTMENT OF JUSTICE OR THE STATE ATTORNEY GENERAL.
16. IN THE EVENT THAT ANY REMAINS OF PREHISTORIC OR HISTORIC HUMAN ACTIVITIES ARE ENCOUNTERED DURING PROJECT-RELATED ACTIVITIES, WORK IN THE IMMEDIATE VICINITY OF THE FINDS SHALL HALT AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT SUPERINTENDENT AND THE CITY AGENCY INSPECTOR. WORK SHALL NOT RESUME UNTIL A QUALIFIED ARCHAEOLOGIST OR HISTORIC ARCHAEOLOGIST, AS APPROPRIATE, APPROVED BY THE CITY AGENCY, HAS EVALUATED THE SITUATION AND MADE RECOMMENDATIONS FOR TREATMENT OF THE RESOURCE, AND WHOSE RECOMMENDATIONS ARE CARRIED OUT. IF HUMAN BURIALS ARE ENCOUNTERED, THE CONTRACTOR MUST ALSO CONTACT THE COUNTY CORNER.

CLEARING NOTES

1. THE CONTRACTOR SHALL REVIEW SITE PRIOR TO BIDDING. ALL VEGETATION, STRUCTURES, TREES, DELETERIOUS MATERIAL, ETC. SHALL BE REMOVED FROM THE SITE AT THE EXPENSE OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL ENGINEERING INVESTIGATION COMPLETED FOR THIS PROJECT.
2. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS FROM DAMAGE UNLESS NOTED OTHERWISE. COST OF REPLACING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND REPLACEMENT OF EXISTING IMPROVEMENTS.
3. WHENEVER PAVEMENT IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS, THE PAVEMENT SHALL BE REPLACED AFTER PROPER BACKFILLING WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
4. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
5. ALL EXISTING WELLS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF THE CITY AGENCY AND THE ENVIRONMENTAL HEALTH DEPARTMENT, AND UNDER PERMIT AND INSPECTION OF SAID AGENCIES. THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

STORMWATER POLLUTION PREVENTION

1. FOR SITES WITH 1 OR MORE ACRES OF DISTURBED SURFACE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT STATE WATER RESOURCES CONTROL BOARD N.P.D.D. PERMIT REQUIREMENTS. CONTRACTOR SHALL SUPPLY A SWPPP COMPLETED BY A QUALIFIED SWPPP DEVELOPER (QSD). THE SWPPP SHALL BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.

GRADING NOTES

1. NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT FROM LOCAL GOVERNING AGENCIES.
2. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
3. SITE GRADING SHALL BE DONE UNDER DIRECTION OF THE SOILS ENGINEER AND SHALL BE IN COMPLIANCE WITH CHAPTER 33, 18, AND APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE AND THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
4. EXISTING NON-COMPLYING FILLS SHALL BE REMOVED OR BROUGHT INTO COMPLIANCE WITH CHAPTER 33 AND 18, AND APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE, AND THE SATISFACTION OF THE SOILS ENGINEER.
5. ANY EXCESS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE TO AN AREA APPROVED BY THE CITY BUILDING DIVISION AND CITY FIRE DEPARTMENT. APPROVALS MUST BE IN WRITING PRIOR TO REMOVAL OF MATERIAL.
6. CONTRACTOR SHALL PROTECT EXISTING DRAINAGE FACILITIES FROM SEDIMENTATION DURING ALL PHASES OF CONSTRUCTION.
7. ALL HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF THE STRUCTURES ON THE PROJECT SITE.
8. ALL PADS SHALL BE CONSTRUCTED TO A TOLERANCE OF 0.1 FEET +/- FROM SHOWN PAD ELEVATION.
9. RECORD DRAWINGS SHALL INCLUDE ANY SUB-DRAINS REQUIRED BY THE PROJECT SOILS ENGINEER DURING CONSTRUCTION.
10. PROPOSED DEVELOPMENT MUST CONFORM TO 40 CFR (CODE OF FEDERAL REGULATIONS) PARTS 122, 123 AND 124 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT APPLICATIONS FOR STORM WATER DISCHARGE. PROJECT MUST ALSO CONFORM WITH ANY DESIGN AND CONSTRUCTION POLICIES ADOPTED BY THE CITY TO CONFORM WITH THESE REGULATIONS.
11. BLASTING (IF REQUIRED) REQUIRES A PERMIT FROM THE CITY FIRE DEPARTMENT.
12. PRIOR TO ANY GRADING OPERATION THE GRADING CONTRACTOR AND THE PROJECT SOILS ENGINEER SHALL JOINTLY SEARCH THE SITE FOR EXISTING WELLS AND SEPTIC SYSTEMS.
13. PRIVATE DRIVEWAYS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER IN COMPLIANCE WITH THE CITY DESIGN AND CONSTRUCTION STANDARDS. PROGRESS AND FINAL REPORTS SHALL BE FURNISHED TO THE ENGINEER IN COMPLIANCE WITH C.B.C. SPECIAL INSPECTION REQUIREMENTS. ALL COSTS RELATED TO SUCH SPECIAL INSPECTIONS SHALL BE BORNE BY THE OWNER/DEVELOPER.
14. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY AGENCY STANDARDS AND THE SOILS REPORT FOR THE PROJECT.
15. ALL INDEPENDENT LABORATORY INSPECTION AND TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR.
16. SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THE CITY AGENCY STANDARD SPECIFICATIONS.
17. ROUGH GRADING CONTRACTOR SHALL COORDINATE WITH DEVELOPER PRIOR TO CONSTRUCTION AS TO THE RESPONSIBILITIES OF HIS WORK.
18. THE CONTRACTOR IS TO PROVIDE COMPACTED BUILDING PADS AT THE ELEVATIONS SHOWN ON THE GRADING PLAN.
19. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER.
20. ALL AREAS ARE TO BE GRADED TO THE ELEVATIONS SHOWN.
21. GRADING TO COMPLY WITH CBC 1804.4. SLOPE PERVIOUS GROUND AWAY FROM FOUNDATION AT A MINIMUM SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. SLOPE IMPERVIOUS GROUND AT A MINIMUM SLOPE OF 2% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, PROVIDE A 5% SLOPE TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING DRAINAGE AWAY FROM FOUNDATIONS WITH THE USE OF SWALES SLOPED AT 2% LONGITUINALLY ALONG FLOW LINE, OR DRAINAGE INLETS WITH STORM DRAIN PIPE DIRECTED TO DISCHARGE AWAY FROM FOUNDATIONS IN A NON-EROSIVE MANNER.

REFERENCE TO OTHER PLANS

1. FOR ONSITE LIGHT SPECIFICATIONS, REFER TO PLANS BY BREEN ENGINEERING.
2. TRASH ENCLOSURE SHALL BE PER ARCHITECTURAL PLANS.
3. CONTRACTOR TO COORDINATE WITH TRASH ENCLOSURE MANUFACTURER AND GEOTECHNICAL ENGINEER TO DETERMINE STRUCTURAL SECTION AND REINFORCEMENT.
4. CONTRACTOR TO REFER TO LANDSCAPE PLANS PREPARED BY OTHERS FOR LANDSCAPE IRRIGATION SERVICE SIZE AND LOCATIONS.

UTILITY NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CITY AGENCY STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
2. A SEWER RELIEF VALVE MUST BE INSTALLED AS REQUIRED BY THE BUILDING DEPARTMENT ON ALL LOTS WHERE THE FINISHED FLOOR ELEVATION IS BELOW THE RIM OF THE NEXT UPSTREAM MANHOLE OF THE PUBLIC SEWER PER THE CPC SECTION 710.0. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CITY AGENCY STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
3. CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
4. ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, PUBLIC UTILITY FACILITIES, AND SERVICES SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO PAVING ANY STREET.
5. THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE PLANS MAY NOT INCLUDE ALL EXISTING UTILITIES AND THAT THE OWNER, THE CITY AGENCY AND ENGINEER ASSUME NO RESPONSIBILITY OF OBSTRUCTIONS WHICH MAY BE ENCOUNTERED.
6. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENT MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS. THE CONTRACTOR IS CAUTIONED NOT TO ORDER PRECAST ITEMS UNTIL ALL CONFLICTS ARE RESOLVED. PRECAST ITEMS ORDERED PRIOR TO CONFLICT RESOLUTION SHALL BE DONE SOLELY AT THE CONTRACTOR'S RISK. THE ENGINEER WILL NOT MARK ANY GRADE STAKES UNTIL AFTER THE EXACT LOCATION OF ALL EXISTING UTILITIES HAS BEEN VERIFIED.
7. RECORD PLAN DRAWINGS SHALL BE PROVIDED UPON COMPLETION OF PROJECT PRIOR TO FINAL ACCEPTANCE.
8. THE USE OF CONTROLLED DENSITY BACKFILL (CDF) WITHIN ANY PUBLIC SEWER OR WATER TRENCH IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF UTILITIES.
9. THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY AGENCY WATER SYSTEM INCLUDING CONNECTIONS BYPASSING THE METER FOR TESTING ONSITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. SUCH CONNECTIONS SHALL BE SEVERED BY THE WATER UTILITY DEPARTMENT AND WILL RESULT IN PENALTIES, INCLUDING PAYMENT OF FINES AND ESTIMATED WATER USAGE FEES.
10. ALL PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO INSIDE EDGE OF MANHOLE STRUCTURES OR TO THE CENTER OF MINOR DEVICES SUCH AS INLETS OR CLEANOUTS.
11. ALL STREET TRENCHING IN PUBLIC R/W REQUIRES USE OF A.C. HOTMIX, UNDER DIRECTION OF CITY INSPECTOR AND PER CITY STANDARDS.

WATER NOTES

1. CONTRACTOR SHALL EXPOSE EXISTING WATER LINES TO VERIFY EXISTING ELEVATION AND LOCATION PRIOR TO START OF CONSTRUCTION.
2. WATER LINE CROSSINGS SHALL MEET STATE HEALTH STANDARDS AND CITY AGENCY STANDARD SPECIFICATIONS.
3. WATER LINE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AGENCY STANDARD SPECIFICATIONS.
4. INSTALL TRACER WIRE FOR ALL WATER LINES. ALL WATER LINES SHALL BE INSTALLED WITH A NO. 12 GAGE TW SOLID COATED TRACER WIRE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY MARKING THE INSTALLED LOCATION OF SERVICES PRIOR TO CURB AND GUTTER INSTALLATION.
6. ALL VALVE BOXES SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING COST FOR RAISING FACILITIES TO BE INCLUDED IN UNIT PRICES FOR VALVES.
7. PRIOR TO FINAL ACCEPTANCE, ALL WATER LINES SHALL BE TESTED AND DISINFECTED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY AGENCY IMPROVEMENT STANDARD SPECIFICATIONS.
8. ALL CONNECTIONS TO EXISTING CITY FACILITIES SHALL BE MADE IN THE PRESENCE OF THE CITY PUBLIC WORKS DEPARTMENT. HOT TAPS SHALL CONFORM TO CITY REQUIREMENTS.

WATER MATERIALS

THE FOLLOWING PIPE MATERIALS SHALL BE USED FOR WATER MAIN CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION OF APPROPRIATE AMERICAN WATER WORKS ASSOCIATION STANDARDS AND AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	AWWA C900-CLASS 200 MIN. ASTM D2241	4"-48"
	ASTM D1785, NSF 61 -- SCH 40	1/2"-3"
PVC PIPE FITTINGS	ASTM D2466, NSF 61 -- SCH 40	1/2"-3"
PVC PIPE JOINTS	ASTM D2122-BELL AND SPIGOT ASTM F477-ELASTOMERIC SEAL ASTM D3139	4"-48" 4"-48" 4"-48"
HIGH DENSITY POLYETHYLENE PIPE	AWWA C901-- DR 11 AWWA C906 -- DR 11 NSF STANDARD 14 NSF STANDARD 61 ASTM D3035	1/2"-3" 4"-63" ALL ALL
HIGH DENSITY POLYETHYLENE JOINTS	ASTM D2657, HEAT FUSION JOINING OF THE SAME DR PIPE. NO SOLVENT JOINTS.	ALL
DUCTILE IRON PIPE	AWWA C151	3"-48"
DUCTILE IRON PIPE FITTINGS	AWWA C110-PUSH ON OR MECHANICAL	3"-48"

STORM DRAIN NOTES

1. THE CONTRACTOR SHALL EXPOSE ALL EXISTING STORM DRAIN PIPES WHERE A CONNECTION IS TO BE MADE SO THAT THE ENGINEER CAN VERIFY EXISTING FLOWLINES AND LOCATIONS SUFFICIENTLY BEFORE START OF CONSTRUCTION TO ALLOW FOR A REASONABLE LENGTH OF TIME FOR REVISING PLANS, IF NECESSARY.
2. CONTRACTOR TO BE RESPONSIBLE FOR ALL TESTING OF STORM DRAIN FACILITIES IN ACCORDANCE WITH THE CITY AGENCY SPECIFICATIONS.
3. ALL MANHOLE RIMS TO BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR RAISING FACILITIES TO BE INCLUDED IN UNIT PRICES FOR MANHOLES.
4. STORM DRAIN SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.

STORM DRAIN MATERIALS

THE FOLLOWING STANDARD PIPE MATERIALS SHALL BE USED FOR STORM DRAIN CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION OF THE STATE OF CALIFORNIA, AASHTO, AND AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	ASTM D3034-SDR 35	4"-15"
PVC PIPE	ASTM F679-PS 46	18"-36"
PVC PIPE DEFLECTION	ASTM D2412-5% DEFLECTION	ALL
PVC PIPE FITTINGS	ASTM D2855-ELASTOMERIC WATER TIGHT	ALL
PVC PIPE MANHOLE CONNECTIONS	ASTM C923-RUBBER WEEP RING	ALL
HDPE	STATE SPEC. SECTION 64	ALL
HDPE TYPE S	AASHTO M-252 --DUAL WALL	3"-10"
HDPE TYPE S	AASHTO M-294 --DUAL WALL	12"-48"
HDPE FITTINGS	ASTM D-3212-WATER TIGHT	ALL
REINFORCED CONCRETE PIPE	ASTM C76 --CLASS I, II, III, IV, OR V	ALL

WATER - UNDERGROUND FIRE SERVICE NOTES

1. THE UNDERGROUND PIPING SHALL HAVE A MINIMUM DEPTH OF BURY OF 30 INCHES FROM TOP OF PIPE TO FINISHED GRADE (36 INCHES BELOW DRIVEWAYS), NON METALLIC PIPE SHALL HAVE A TRACER WIRE AND/OR TAPE PROVIDED. (10.4) NFPA 24.
2. INITIAL BACKFILL AND BEDDING SURROUNDING THE PIPE SHALL CONSIST OF CLEAN FILL SAND OR PEA GRAVEL TO A MINIMUM OF 6" BELOW AND 12" ABOVE THE PIPE AND CONTAIN NO ASHES, CINDERS, REFUSE, ORGANIC MATTER OR OTHER CORROSIVE MATERIALS. (10.9.1) NFPA 24 (FIRE DISTRICT POLICY) %AGGREGATE IS NO LONGER APPROVED IN ACCORDANCE WITH SFM AMENDMENT TO NFPA 24 2010 SECTION 10.9.1.
3. PVC PIPE SHALL BE A MINIMUM OF C900 CLASS 200. DUCTILE IRON PIPE SHALL BE CEMENT LINED.
4. ALL PIPING, VALVES, JOINTS AND FITTINGS SHALL BE LISTED FOR FIRE PROTECTION SERVICE AND SHALL BE INSTALLED, SUPPORTED, ANCHORED, CLEANED, COATED WITH AN APPROVED MASTIC, NOT TAR, AND/OR WRAPPED WITH A CORROSION-RETARDING MATERIAL IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AS APPLICABLE. (CHAPTER 10) NFPA 24.
5. INSTALLATION OF THE FDC SHALL INCLUDE DUCTILE IRON FROM THE UNDERGROUND PIPING TO A POINT ABOVE GRADE, AND THEN MAY TRANSITION TO GALVANIZED PIPE BELOW THE CHECK VALVE/FDC. (10.1.2) NFPA 24.
6. THE FDC SHALL BE AT LEAST 40 FEET, BUT NO FARTHER THAN 150 FEET, AWAY FROM THE NEAREST FIRE HYDRANT.
7. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE OFFSET FROM THE POST INDICATOR VALVE (PIV) BY NOT LESS THAN 3 FEET. THE PIV & FDC SHALL BE LOCATED 3 FEET FROM NEARBY OBJECTS INCLUDING HIGH GROWTH OR DENSE VEGETATION, TO MAINTAIN VISIBILITY AND ACCESSIBILITY AT ALL TIMES. (5.9.5.2) NFPA 24.
8. THE FDC SHALL BE SET AT A HEIGHT OF BETWEEN 30 AND 44 INCHES ABOVE FINISHED GRADE AND THE PIV SHALL BE SET SO THAT THE TOP OF THE POST WILL BE 36" ABOVE FINISHED GRADE. BOTH SHALL BE PROPERLY SUPPORTED AND PROTECTED FROM MECHANICAL DAMAGE AND FDC PROVIDED CAPS (5.9.1.2) (6.3.4.1) NFPA 24.
9. THE FDC/PIV SHALL BE AFFIXED WITH AN APPROVED PERMANENT SIGN AS TO THE ADDRESS BEING SERVED. THE SIGN SHALL HAVE RAISED OR ENGRAVED LETTERS AT LEAST 1 INCH IN HEIGHT ON A PLATE OR FITTING. THE SIGN SHALL INDICATE THE TYPE OF SYSTEM FOR WHICH THE CONTRACTOR'S IS INTENDED. WHERE THERE IS NO SPECIFIC ADDRESS, THE AREA, BUILDING, OR PORTION THEREOF SHALL BE IDENTIFIED ON THE SIGN. (5.9.5.3) NFPA 24.
10. PROVIDE A CONCRETE FOOTING WITH RESTRAINING RODS AT THE BASE OF THE PIV. PROVIDE CHAIN AND/OR BREAK-AWAY LOCKS FOR THE PIV AND BACKFLOW PREVENTION DEVICES.
11. THE PIV SHALL BE PAINTED RED AND SHALL BE PROVIDED WITH A DURABLE WEATHERPROOF LABEL OR PLACARD INDICATING THE ADDRESS SUPPORTED BY THE SYSTEM. THE ADDRESS NUMBERS SHALL BE A MINIMUM OF 2 INCHES HIGH ON A CONTRASTING BACKGROUND.
12. PRIVATE FIRE HYDRANTS SHALL BE LOCATED AT LEAST 24 INCHES, AND NO MORE THAN 36 INCHES, FROM THE BACK EDGE OF THE CURB TO CENTERLINE OF THE HYDRANT.
13. PRIVATE HYDRANTS SHALL BE PAINTED WHITE TO INDICATE THEY ARE PART OF A PRIVATE FIRE SERVICE SYSTEM.
14. CENTER OF THE LOWEST OUTLET ON THE HYDRANT SHALL BE NOT LESS THAN 18 INCHES ABOVE FINISHED GRADE.
15. PROVIDE SINGLE CHECK VALVE (SWING OR WAFER) LOCATED IN AN APPROVED LOCATION ON THE SUPPLY SIDE OF THE PIV AND FDC WHEN PRIVATE FIRE SERVICE MAINS SERVE FIRE HYDRANTS. PROVIDE AN APPROVED VALVE BOX.
16. PIPE INSTALLED UNDER THE BUILDING OR BUILDING FOUNDATION SHALL NOT CONTAIN MECHANICAL JOINTS. PROVIDE CONTINUOUS CONNECTION FROM OUTSIDE THE BUILDING TO BOTTOM OF RISER. PROVIDE MINIMUM OF 2 INCHES ANNULAR CLEARANCE WITH SLEEVE AROUND ENTIRE PIPE PENETRATION OF FOUNDATION, FLOOR, OR PAVEMENT. (9.3.4) NFPA 13 (10.6.5.1) NFPA 24.
17. PRIOR TO THE SPRINKLER RISER HOOKUP TO ABOVE GROUND PIPING, OR ACCEPTANCE OF HYDRANT SYSTEM, THIS OFFICE SHALL WITNESS A HYDROSTATIC TEST OF NOT LESS THAN 200 PSI PRESSURE FOR 2 HOURS AND FLUSH OF THE ENTIRE UNDERGROUND SYSTEM. REQUIRED FOR THE FLUSH SHALL BE BURLAP SACKS OR EQUIVALENT (WITH DE-CHLORINATION TABLETS) TO STRAIN THE HOSE OUTLET(S). ADEQUATE DRAINAGE SHALL BE AVAILABLE TO ACCEPT A MINIMUM OF FIVE MINUTES FLOW PER 100 FEET OF PIPE AT THE REQUIRED FLUSH FLOW RATE. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL NECESSARY APPROVALS PRIOR TO RELEASE OF WATER TO THE ENVIRONMENT. (10.10.2.1) (10.10.2.1.2) (10.10.2.2) NFPA 24.
18. PROVIDE UNDERGROUND ELECTRICAL CONDUIT FOR THE CONNECTION TAMPER SWITCHES TO SUPERVISE ALL THE VALVES CONTROLLING WATER SUPPLY TO SPRINKLER SYSTEMS AND/OR PRIVATE HYDRANTS. THIS INCLUDES BOTH PIVS AND BACK-FLOW PREVENTION ASSEMBLIES (6.6.2) NFPA 24 (903.4) CFC.
19. INSTALLING CONTRACTOR SHALL COMPLETE AND PROVIDE A COPY OF THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR PRIVATE FIRE SERVICE MAINS FORM TO THE FIRE DISTRICT AT THE CONCLUSION OF THE HYDROSTATIC TEST AND FLUSH INSPECTION. (9-2.1) NFPA 24.

WATER - FIRE SERVICE MATERIALS

THE FOLLOWING PIPE MATERIALS SHALL BE USED FOR WATER MAIN CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION OF APPROPRIATE AMERICAN WATER WORKS ASSOCIATION STANDARDS AND AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	AWWA C900-CLASS 200 MIN. ASTM D2241	ALL
PVC PIPE JOINTS	ASTM D2122-BELL AND SPIGOT ASTM F477-ELASTOMERIC SEAL ASTM D3139	ALL ALL ALL
DUCTILE IRON PIPE	AWWA C151	3"-64"
DUCTILE IRON PIPE FITTINGS	AWWA C110-PUSH ON OR MECHANICAL	3"-48"

SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL EXPOSE ALL EXISTING SANITARY SEWER PIPES WHERE A CONNECTION IS TO BE MADE SO THAT THE ENGINEER CAN VERIFY EXISTING FLOWLINES AND LOCATIONS BEFORE START OF CONSTRUCTION.
2. SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AGENCY STANDARD SPECIFICATIONS.
3. ALL MANHOLE RIMS AND CLEANOUTS TO BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING. COST FOR RAISING FACILITIES TO BE INCLUDED IN UNIT PRICES FOR MANHOLES AND CLEANOUTS.
4. ALL CROSSINGS SHALL BE MADE IN ACCORDANCE WITH THE STATE OF CALIFORNIA HEALTH DEPARTMENT REQUIREMENTS. (INCLUDES SERVICE RUNS)
5. SANITARY SEWER LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH CITY AGENCY STANDARD SPECIFICATIONS, EXCEPT THAT LATERAL SHALL EXTEND TO BACK OF PROPOSED SIDEWALK OR PROPERTY LINE, WHICHEVER IS GREATER.
6. IF APPLICABLE FOR GOVERNING JURISDICTION, ALL SANITARY SEWER MAINS SHALL BE TELEVISED AND APPROVED PRIOR TO PAVING. THE CONTRACTOR SHALL FURNISH AT HIS SOLE EXPENSE, A TELEVISION UNIT AND EXPERIENCED CREW, ACCEPTABLE TO THE CITY ENGINEER, COMPLETE TAPES AND REPORTS OF ALL TELEVISED LINES SHALL BE FURNISHED TO BY THE CITY. "AS-BUILT" IMPROVEMENTS PLANS SHALL REFLECT THE INFORMATION CONTAINED IN THE REPORT (I.E. MH, WYE AND CO LOCATIONS). THE CONTRACTOR SHALL EXPOSE ALL MANHOLES AND FLUSHING INLETS TO FACILITATE THIS OPERATION. ALL TV INSPECTION SHALL BE MADE IN THE PRESENCE OF THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. ALL WORK SHALL BE DONE DURING REGULAR WORKING HOURS FOR CITY PERSONNEL.

SANITARY SEWER MATERIALS

THE FOLLOWING STANDARD MATERIALS SHALL BE USED FOR GRAVITY SEWER CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION OF AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS:

MATERIAL	SPECIFICATION	DIAMETER
PVC PIPE	ASTM D3034-SDR 35	4"-15"
PVC PIPE	ASTM F679-PS 46	18"-36"
PVC PIPE DEFLECTION	ASTM D2412-5% DEFLECTION	ALL
PVC PIPE FITTINGS	ASTM D2855-ELASTOMERIC WATER TIGHT	ALL
PVC PIPE MANHOLE CONNECTIONS	ASTM C923-RUBBER WEEP RING	ALL
VITRIFIED CLAY PIPE	ASTM C700-EXTRA STRENGTH	ALL
VITRIFIED CLAY PIPE FITTINGS	ASTM C425-FLEXIBLE JOINT	ALL
DUCTILE IRON PIPE	ASTM-A746-LINED GRAVITY SEWER	4"-64"
DUCTILE IRON FITTINGS	ASTM-A746-PUSH ON JOINT	4"-64"

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(805) 319-4948

1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

SPANISH VINEYARDS, LLC

SPANISH VINEYARDS NEW RESIDENCE

COUNTY OF SAN LUIS OBISPO

REGISTERED PROFESSIONAL ENGINEER

MATTHEW R. WALSH

C 79026

NOT FOR CONSTRUCTION

STATE OF CALIFORNIA

DESIGNED BY: DAP

CHECKED BY: DAP

ISSUED BY: MRW

DATE: 01/15/2021

NOTES

SHEET

C2.0

- ① PROPOSED GRAVEL ROAD SECTION PER DETAIL 2 ON SHEET C6.0.
- ② PROPOSED CONCRETE FLATWORK PER DETAIL 3 ON SHEET C6.0.
- ③ PROPOSED VEGETATED SWALE PER DETAIL 4 ON SHEET C6.0.
- ④ PROPOSED ROCK SLOPE ENERGY DISSIPATOR PER DETAIL 5 ON SHEET C6.0. LENGTH AND WIDTH PER PLAN.
- ⑤ FIRE TURNAROUND PER COUNTY DETAIL FP-15.

	EXISTING/PROPOSED CENTERLINE (C)
	EXISTING PROPERTY LINE (EX. P)
	PROPOSED PROPERTY LINE (P)
	PROPOSED SETBACK LINE
	EXISTING/PROPOSED EASEMENT
	PROPOSED SAWCUT
	GUTTER FLOWLINE
	PROPOSED CURB AND GUTTER
	PROPOSED SLOTTED CURB
	PROPOSED RETAINING WALL, HEIGHT PER PLAN.
	PROPOSED CONCRETE PAVEMENT/HARDSCAPE
	PROPOSED ASPHALT CONCRETE PAVEMENT
	PROPOSED GRAVEL
	PROPOSED PERVIOUS PAVEMENT
	DEEPEEN FOUNDATION WALL, RETAINED HEIGHT PER PLAN, SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
	RAISED FOUNDATION WALL, RETAINED HEIGHT PER PLAN, SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

	GRADE BREAK
	DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
	LIMIT OF DISTURBANCE
	SWALE
	CONTOUR MAJOR
	CONTOUR MINOR
	TOP OF SLOPE
	TOE OF SLOPE
	OVERLAND RELEASE PATH

— 50LPI"SD00.5% — STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)

PROPOSED SLOT/TRENCH DRAIN

PROPOSED BIO RETENTION BASIN

ENERGY DISSIPATOR

HEADWALL/ENDWALL

FLARED END SECTION

DROP INLET

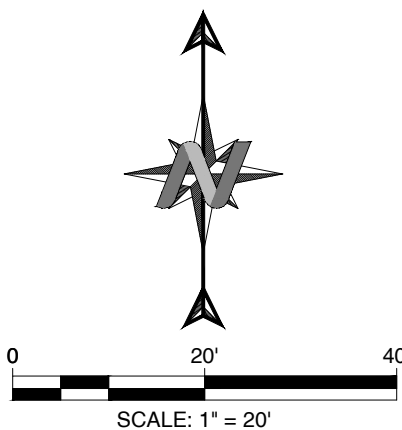
MANHOLE

CLEANOUT

A. SEE STORM DRAIN AND UTILITY INFORMATION ON SHEET C4.0.

B. ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, GEOTEXTILE MATERIAL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT BY GEOSOLUTIONS, INC. DATED 10/25/2018.

C. GRADING TO COMPLY WITH CBC 1804.4. SLOPE PERVIOUS GROUND AWAY FROM FOUNDATION AT A MINIMUM SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. IMPERVIOUS GROUND AT A MINIMUM SLOPE OF 2% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF MINIMUM DISTANCE, DISTANCE SHALL BE IN ACCORDANCE WITH AN APPROVED ALTERNATIVE METHOD OF DIVERTING DRAINAGE AWAY FROM FOUNDATIONS WITH THE USE OF SWALES SLOPED AT 2% LONGITUUDINALLY ALONG FLOW LINE, OR DRAINAGE INLETS WITH STORM DRAIN PIPE DIRECTED TO DISCHARGE AWAY FROM FOUNDATIONS IN A NON-EROSIVE MANNER.



Know what's below. Call 811 before you dig.

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ENGINEERING

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1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

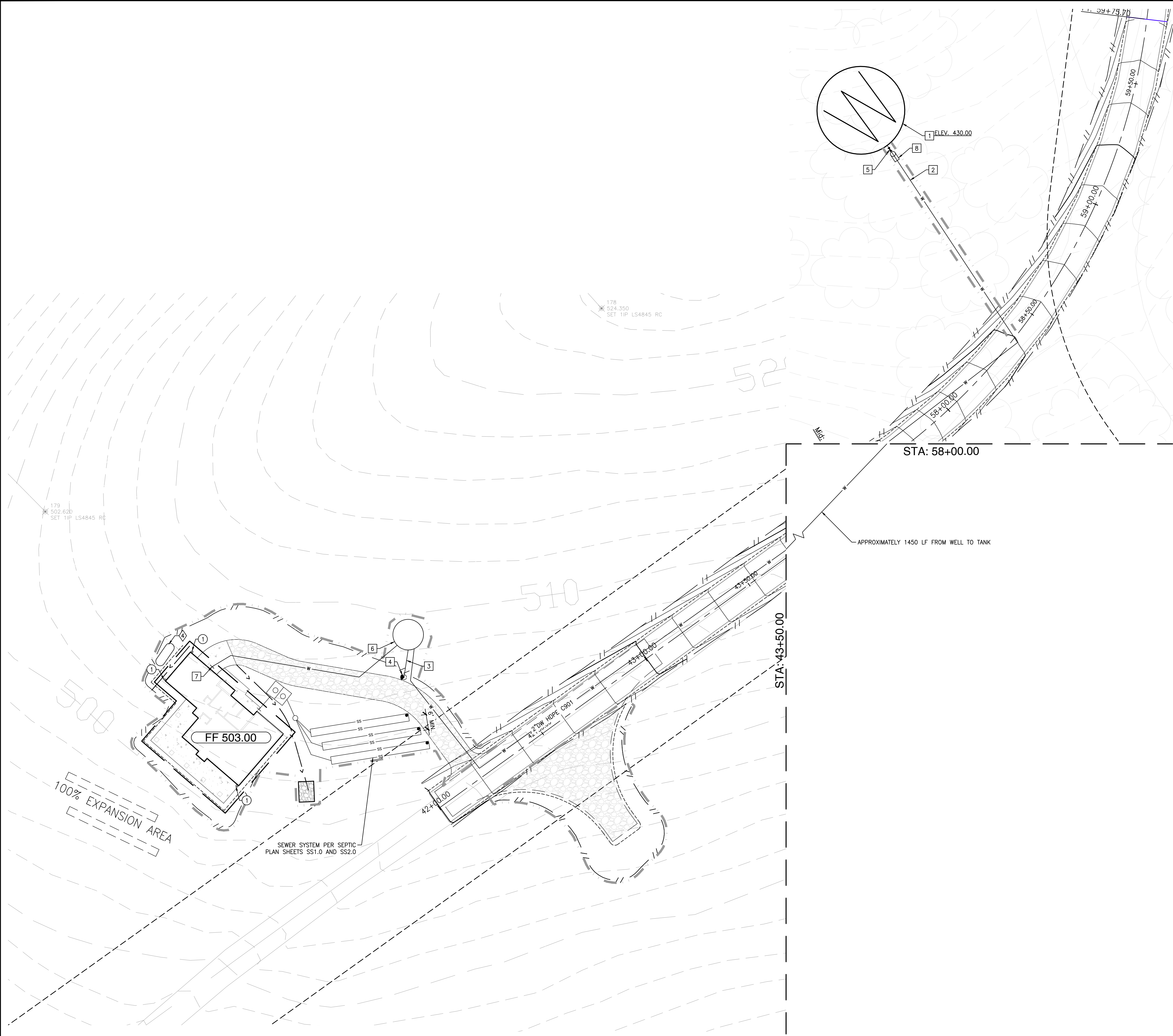
SPANISH VINEYARDS, LLC
SPANISH VINEYARDS NEW RESIDENCE
COUNTY OF SAN LUIS OBISPO



DESIGNED BY: DAP
CHECKED BY: DAP
ISSUED BY: MRW
DATE: 01/15/202

GRADING & DRAINAGE

C3.0



- GENERAL LEGEND**
- EXISTING/PROPOSED CENTERLINE (CL)
 - EXISTING PROPERTY LINE (EX. PL)
 - PROPOSED PROPERTY LINE (PL)
 - PROPOSED SETBACK LINE
 - EXISTING/PROPOSED EASEMENT
 - PROPOSED SAWCUT
 - GUTTER FLOWLINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED SLOTTED CURB
 - PROPOSED RETAINING WALL, HEIGHT PER PLAN.
 - PROPOSED CONCRETE PAVEMENT/HARDSCAPE
 - PROPOSED ASPHALT CONCRETE PAVEMENT
 - PROPOSED GRAVEL
 - PROPOSED PERVIOUS PAVEMENT
 - DEEPEENED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
 - RAISED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

- STORM DRAIN LEGEND:**
- STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
 - PROPOSED SLOT/TRENCH DRAIN
 - PROPOSED BIO RETENTION BASIN
 - ENERGY DISSIPATOR
 - HEADWALL/ENDWALL
 - FLARED END SECTION
 - DROP INLET
 - MANHOLE
 - CLEANOUT

- SANITARY SEWER LEGEND:**
- SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)
 - SANITARY SEWER MANHOLE (SSMH)
 - SANITARY SEWER CLEANOUT TO GRADE (SSCO)
 - SANITARY SEWER BACKWATER VALVE

- WATER LEGEND:**
- DOMESTIC WATER SERVICE AND SIZE (DW)
 - FIRE WATER SERVICE AND SIZE (FW)
 - GATE VALVE
 - FIRE HYDRANT (FH)
 - POST INDICATOR VALVE (PIV)
 - FIRE DEPARTMENT CONNECTION (FDC)
 - BACKFLOW DEVICE FOR FIRE SERVICE (RP2 OR DDC)
 - BACKFLOW DEVICE FOR DOMESTIC SERVICE (RP2)
 - DOMESTIC WATER METER
 - IRRIGATION METER (DESIGN BY OTHERS)
 - THRUST BLOCK PER COUNTY STANDARD.

- DRY UTILITY LEGEND:**
- DRY UTILITY SERVICE
 - PROPOSED PULL BOX
 - PROPOSED STREET LIGHT
 - PROPOSED SITE LIGHT

DRY UTILITY KEY NOTES

- PROPAANE TANK. BY OTHERS.

WATER KEY NOTES

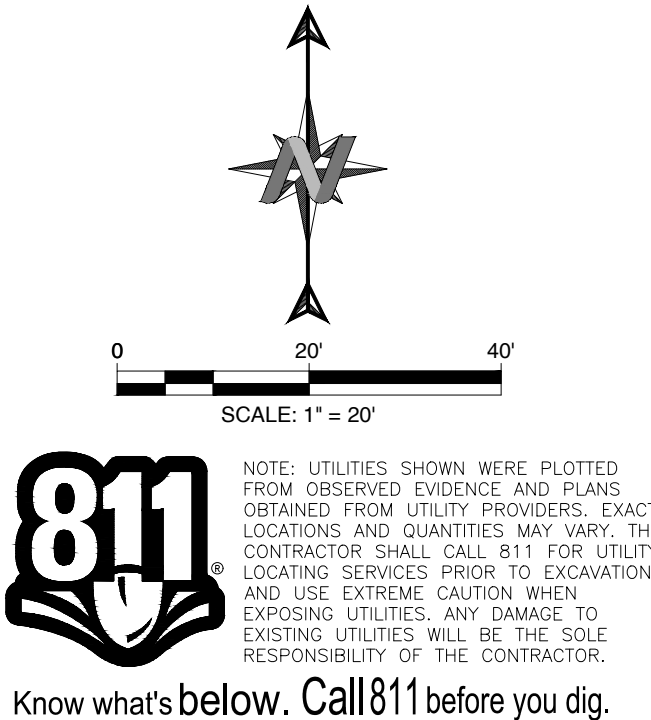
- WATER WELL, TO REMAIN.
- PROPOSED 2" TANK SUPPLY LINE.
- PROPOSED 4" FIRE/DOMESTIC LINE.
- FIRE DEPARTMENT CONNECTION PER CAL FIRE STD. FP-3.
- SHUT-OFF VALVE PER WATER MATERIALS PROVIDED.
- PROPOSED 5,000 GALLON WATER STORAGE TANK PER CAL FIRE STD. FP-2.
- FOR CONNECTION WITH 5' OF HOUSE SEE M.E.P. PLANS BY OTHERS.
- SENDING PUMP INSTALL PER MANUFACTURER SPECIFICATIONS.

STORM DRAIN KEY NOTES

- ROOF DOWNSPOUT. DISCHARGE TO ADJACENT LANDSCAPED AREAS VIA SPLASH BLOCK IN A NON-EROSIVE MANNER.

UTILITY GENERAL NOTES

- FOR PIPE MATERIALS AND ADDITIONAL NOTES, SEE SHEET C2.0.
- FOR TRENCH SECTION, BACKFILL AND SURFACE REPLACEMENT, SEE DETAIL 6 ON SHEET C6.0.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POT-HOLING METHODS. NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.



811

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Know what's below. Call 811 before you dig.

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W WALSH ENGINEERING

WALSHENGINEERING.NET (805) 319-4948

1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

SPANISH VINEYARDS, LLC

SPANISH VINEYARDS NEW RESIDENCE

COUNTY OF SAN LUIS OBISPO

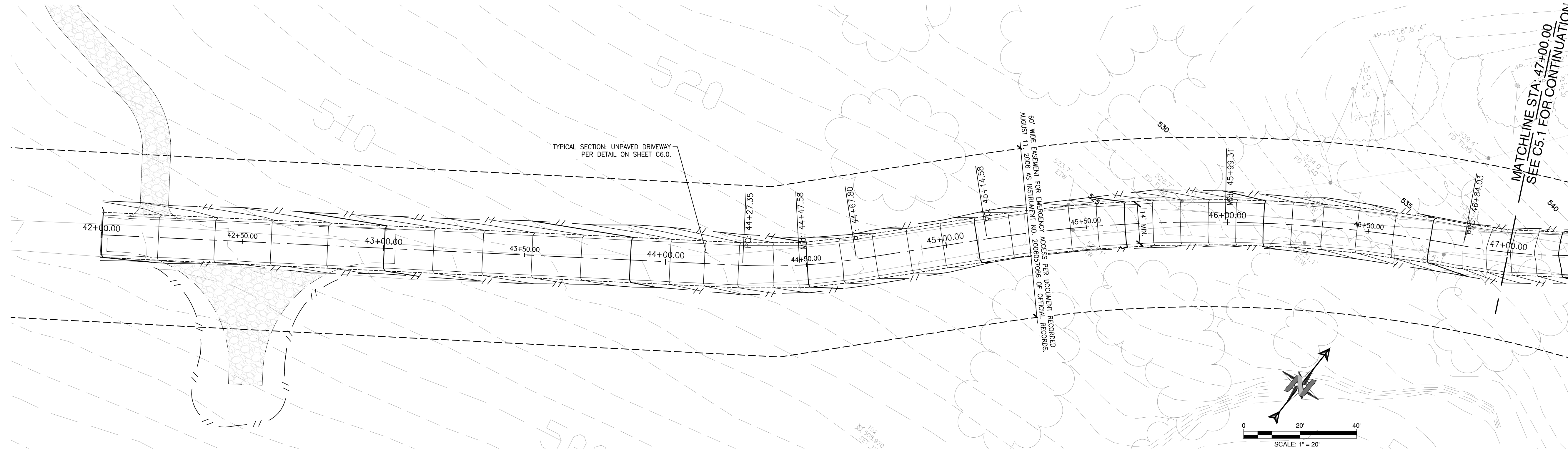


DESIGNED BY: DAP
CHECKED BY: DAP
ISSUED BY: MRW
DATE: 01/15/2021

UTILITY PLAN

SHEET

C4.0

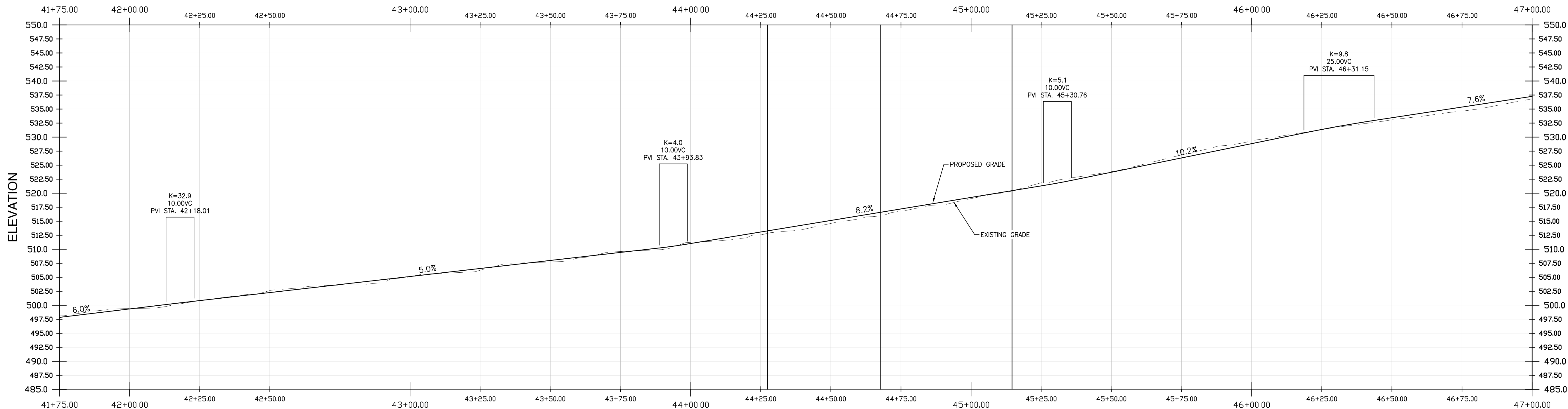


GENERAL NOTES:

A. EXISTING DIRT ROAD TO BE MAINTAINED AND BROUGHT INTO COMPLIANCE WITH FIRE ACCESS STANDARDS.



NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



MATCHLINE STA: 47+00.00 SEE C5.1 FOR CONTINUATION.

VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=20'

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SPANISH VINEYARDS NEW RESIDENCE
COUNTY OF SAN LUIS OBISPO



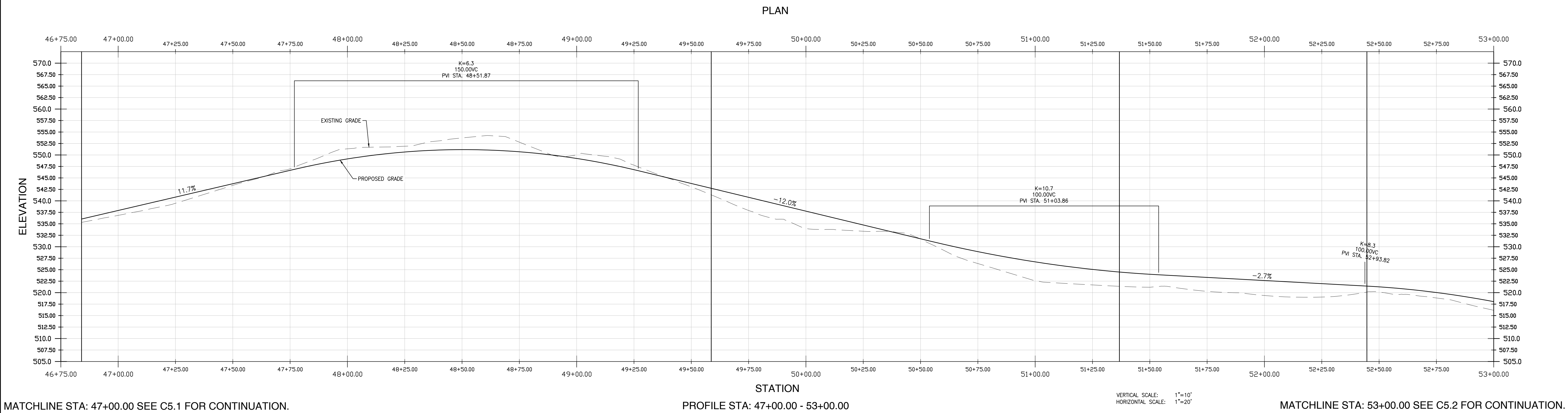
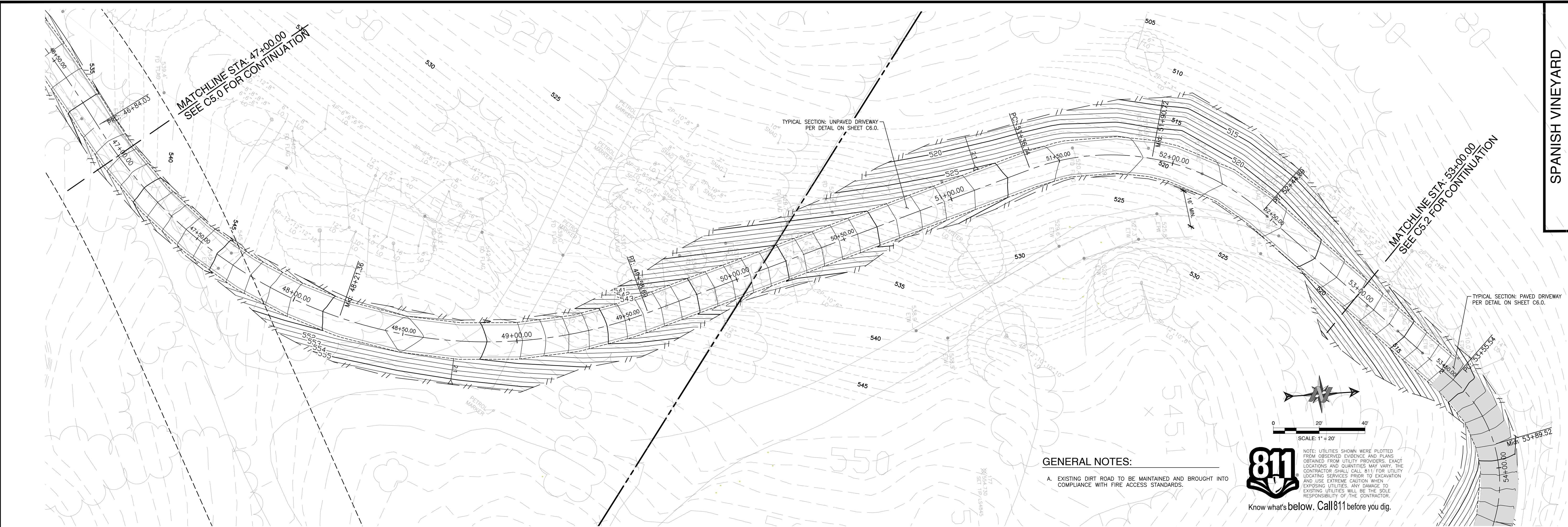
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ISSUED BY: MRW
DATE: 01/15/2021

DRIVEWAY
PLAN &
PROFILE

SHEET

C5.0

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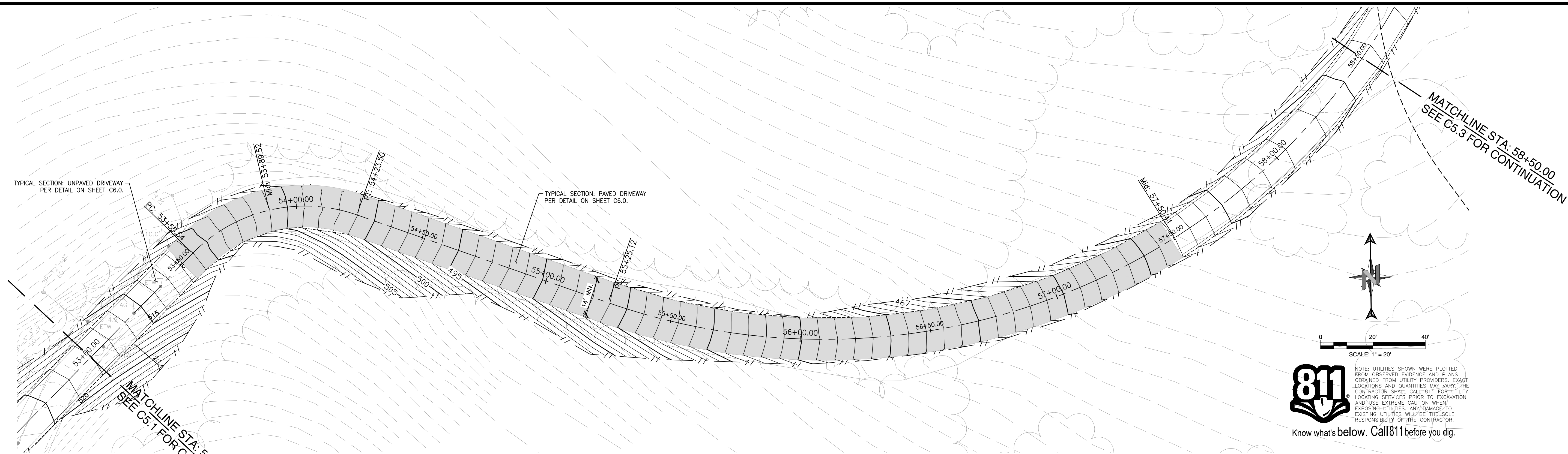
W WALSH
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1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

SPANISH VINEYARDS, LLC
SPANISH VINEYARDS NEW RESIDENCE
COUNTY OF SAN LUIS OBISPO

REGISTERED PROFESSIONAL ENGINEER
MATTHEW R. WALSH
C 79026
NOT FOR
CONSTRUCTION
STATE OF CALIFORNIA

DESIGNED BY: DAP	DRIVEWAY PLAN & PROFILE	C5.1
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ISSUED BY: MRW		
DATE: 01/15/2021		

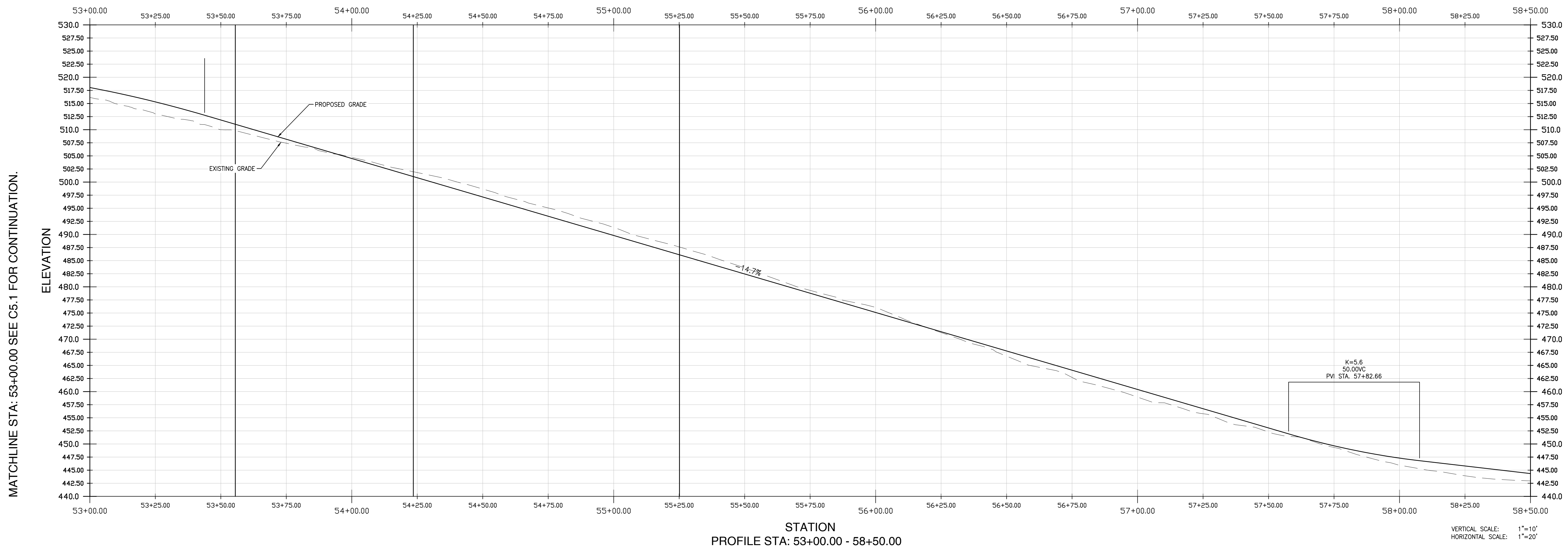
SHEET



PLAN

GENERAL NOTES:

- A. EXISTING DIRT ROAD TO BE MAINTAINED AND BROUGHT INTO COMPLIANCE WITH FIRE ACCESS STANDARDS.



PROFILE STA: 53+00.00 - 58+50.00

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1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

SPANISH VINEYARDS, LLC
SPANISH VINEYARDS NEW RESIDENCE
COUNTY OF SAN LUIS OBISPO



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DRIVEWAY
PLAN &
PROFILE

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C5.2

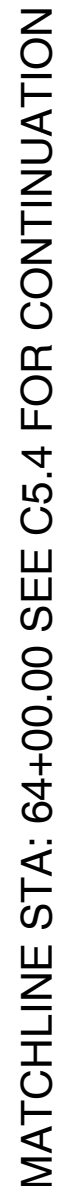
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A. EXISTING DIRT ROAD TO BE MAINTAINED AND BROUGHT INTO COMPLIANCE WITH FIRE ACCESS STANDARDS.

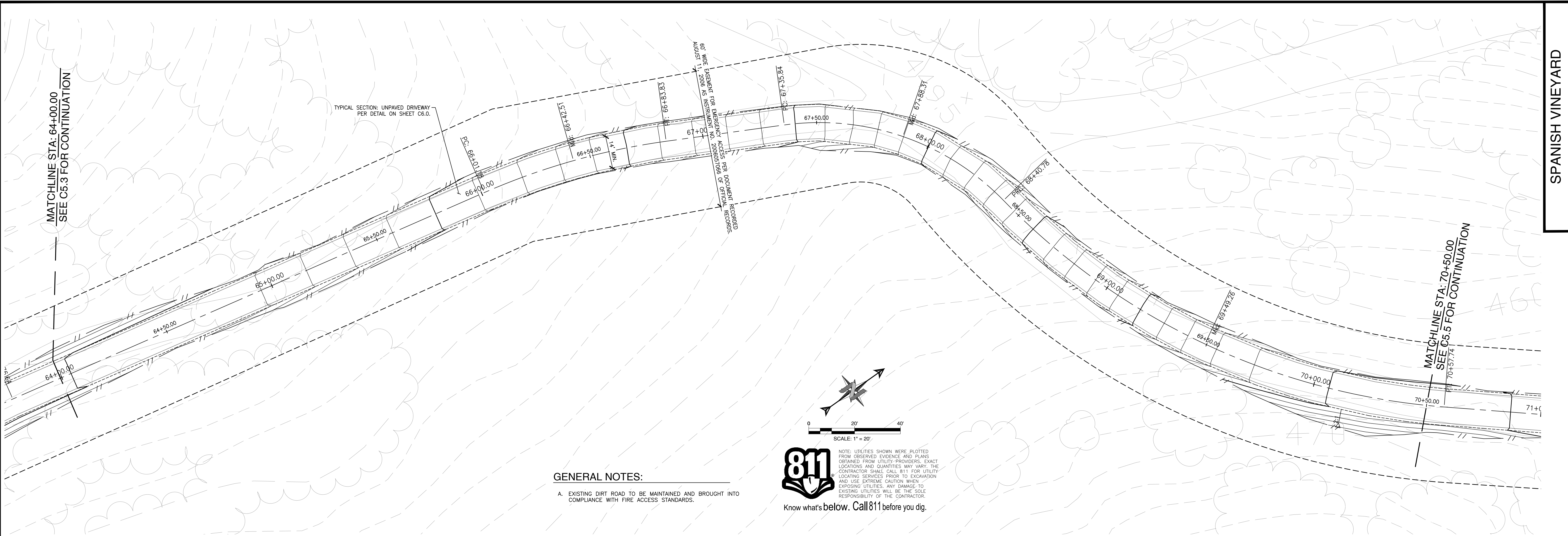


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MATCHLINE STA: 58+50.00 SEE C5.2 FOR CONTINUATION.



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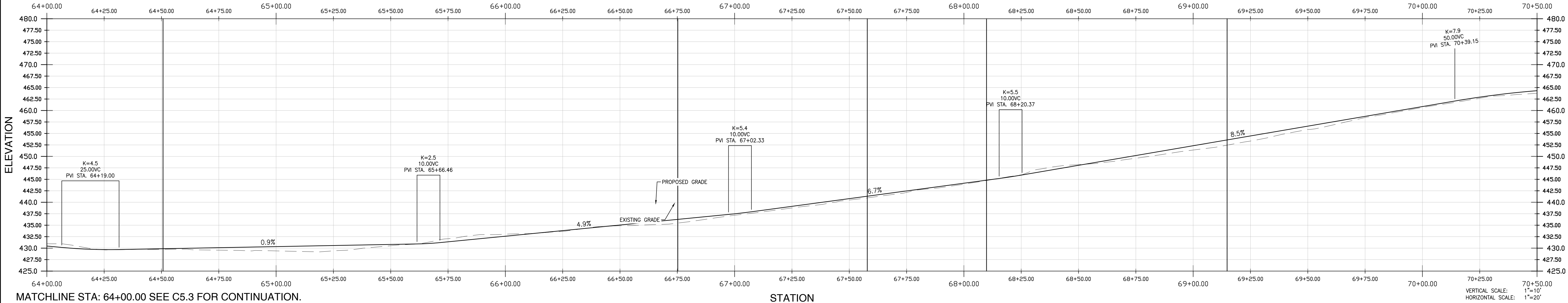
GENERAL NOTES:

- A. EXISTING DIRT ROAD TO BE MAINTAINED AND BROUGHT INTO COMPLIANCE WITH FIRE ACCESS STANDARDS.



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PLAN



MATCHLINE STA: 64+00.00 SEE C5.3 FOR CONTINUATION.

STATION
PROFILE STA: 64+00.00 - 70+50.00

MATCHLINE STA: 70+50.00 SEE C5.5 FOR CONTINUATION.

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SPANISH VINEYARDS, LLC
SPANISH VINEYARDS NEW RESIDENCE
COUNTY OF SAN LUIS OBISPO

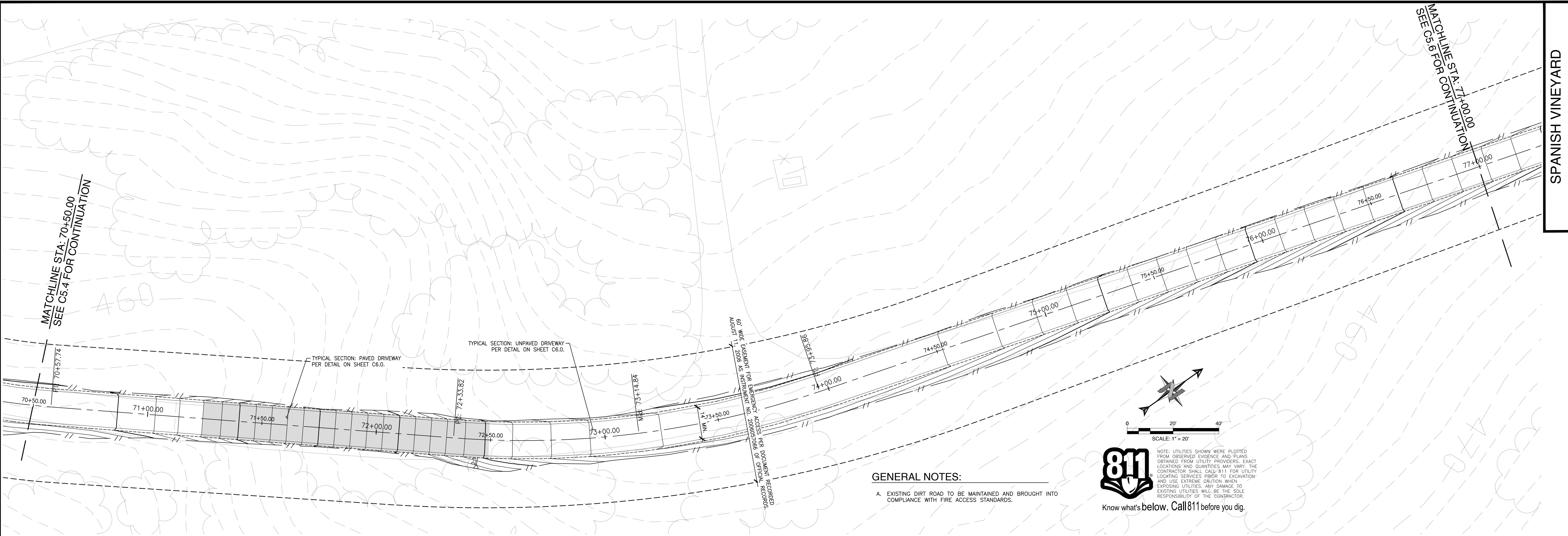


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CHECKED BY: DAP
ISSUED BY: MRW
DATE: 01/15/2021

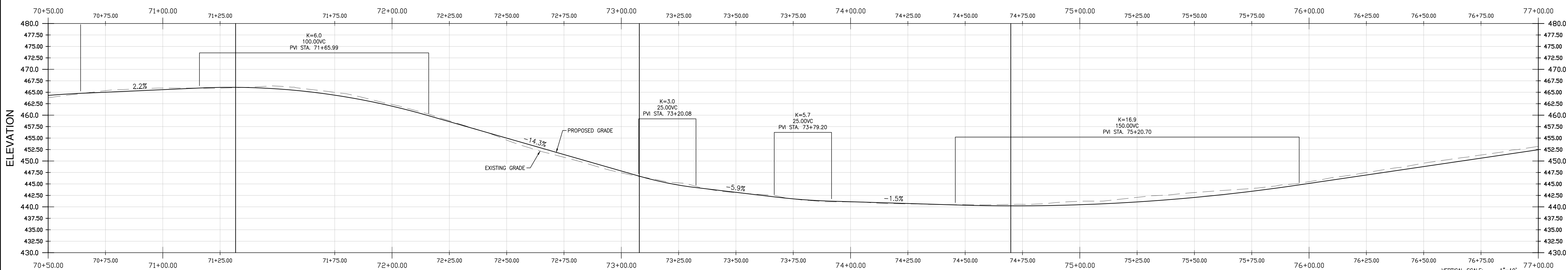
DRIVEWAY
PLAN &
PROFILE

SHEET

C5.9



PLAN



MATCHLINE STA: 70+50.00 SEE C5.4 FOR CONTINUATION. PROFILE STA: 70+50.00 - 77+00.00. MATCHLINE STA: 77+00.00 SEE C5.6 FOR CONTINUATION.

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ENGINEERING
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1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

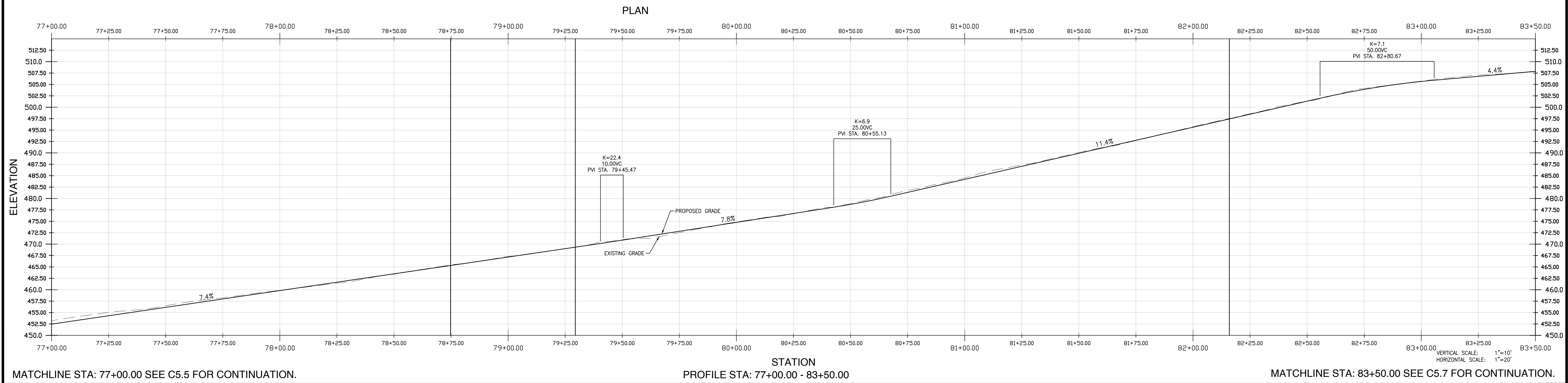
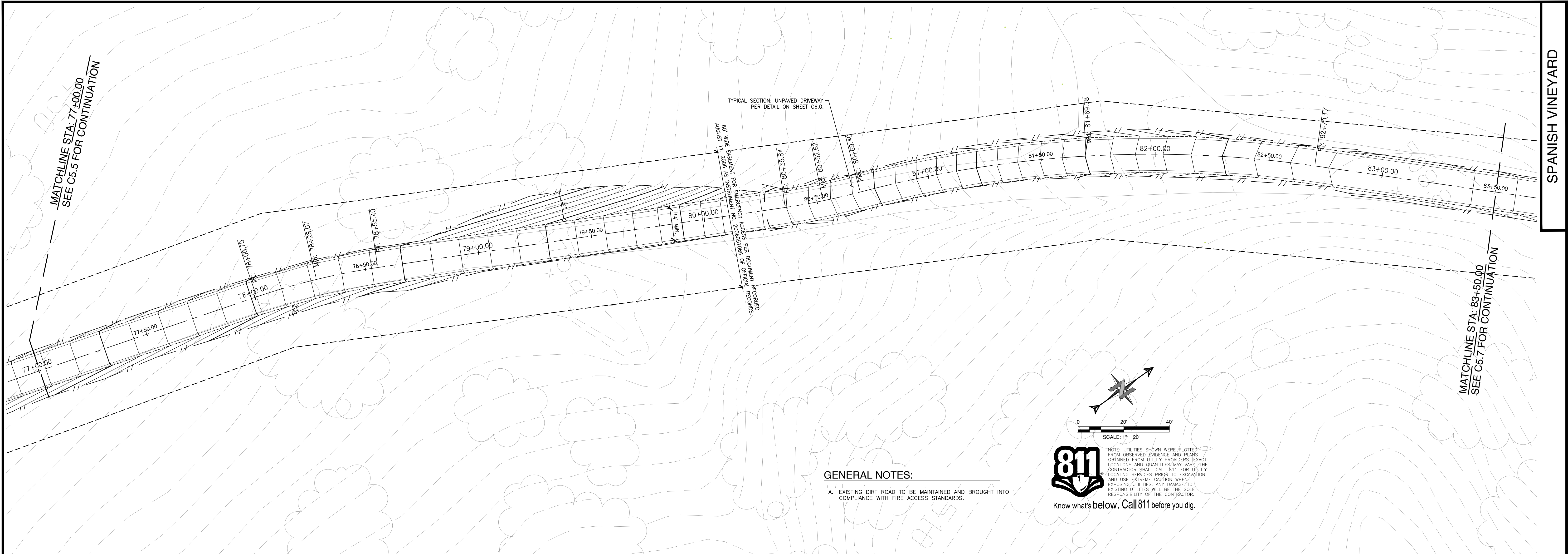
SPANISH VINEYARDS, LLC
SPANISH VINEYARDS NEW RESIDENCE
COUNTY OF SAN LUIS OBISPO

REGISTERED PROFESSIONAL ENGINEER
MATTHEW R. WALSH
C79026
NOT FOR
CONSTRUCTION
STATE OF CALIFORNIA

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DRIVEWAY
PLAN &
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MATCHLINE STA: 83+50.00 SEE C5.6 FOR CONTINUATION

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83+50.00 83+75.00 84+00.00 84+25.00 84+75.00 85+00.00 85+25.00 85+50.00 85+75.00 86+00.00 86+25.00 86+50.00 86+75.00 87+00.00 87+25.00 87+50.00 87+75.00 88+00.00 88+25.00 88+50.00 88+75.00 89+00.00 89+25.00 89+50.00 89+75.00

K=6.2
75.00VC
PVI STA. 83+96.49

K=5.2
50.00VC
PVI STA. 85+65.54

K=9.4
15.00VC
PVI STA. 86+55.47

K=4.8
25.00VC
PVI STA. 89+53.65

-7.7%

1.9%

0.3%

PROPOSED GRADE

EXISTING GRADE

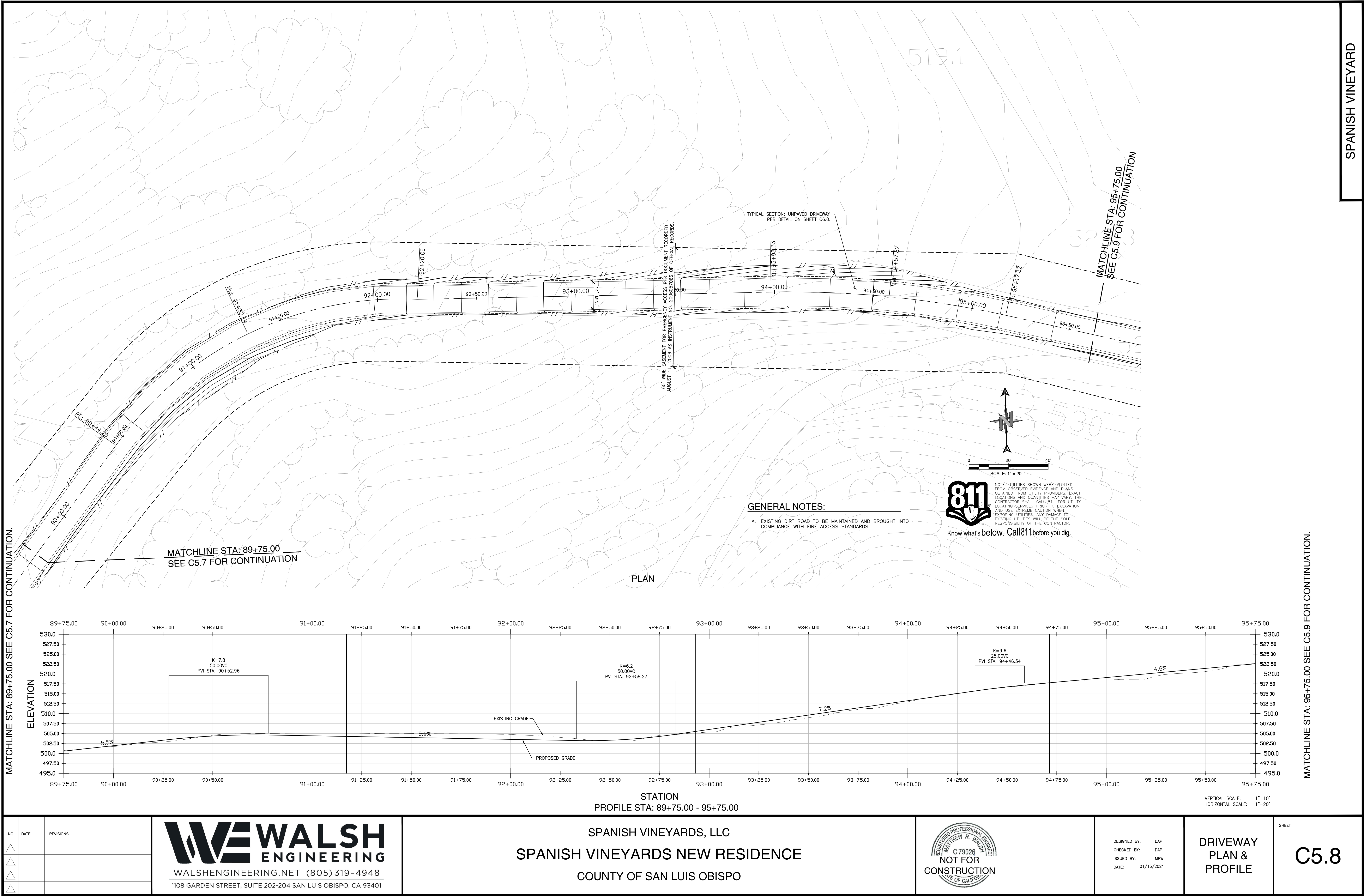
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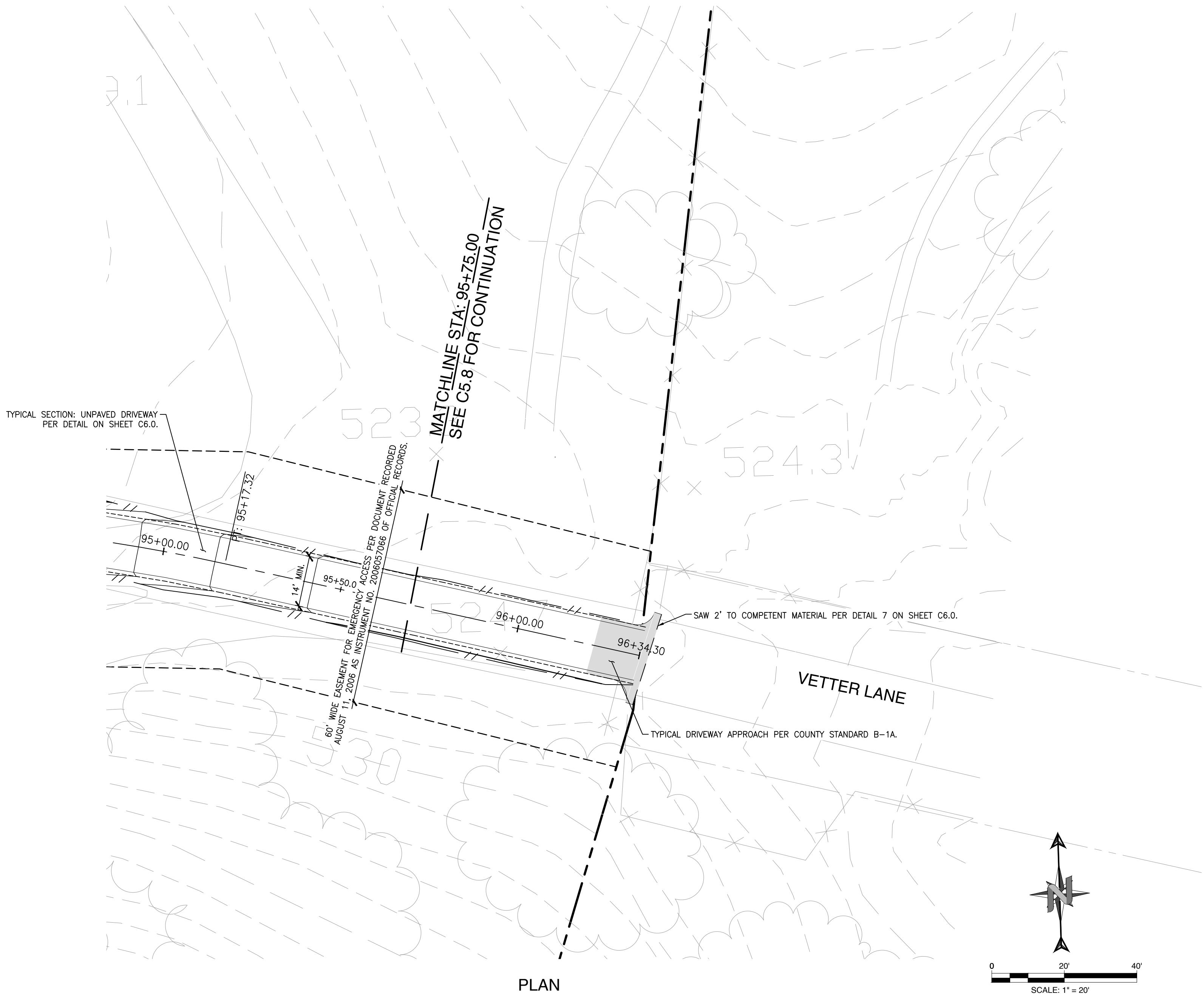
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VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=20'

MATCHLINE STA: 89+75.00 SEE C5.8 FOR CONTINUATION

NO.	DATE	REVISIONS	 WALSH ENGINEERING WALSHENGINEERING.NET (805) 319-4948 1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401	SPANISH VINEYARDS, LLC SPANISH VINEYARDS NEW RESIDENCE COUNTY OF SAN LUIS OBISPO		DESIGNED BY: DAP CHECKED BY: DAP ISSUED BY: MRW DATE: 01/15/2021	DRIVEWAY PLAN & PROFILE	SHEET C5.7
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GENERAL NOTES:

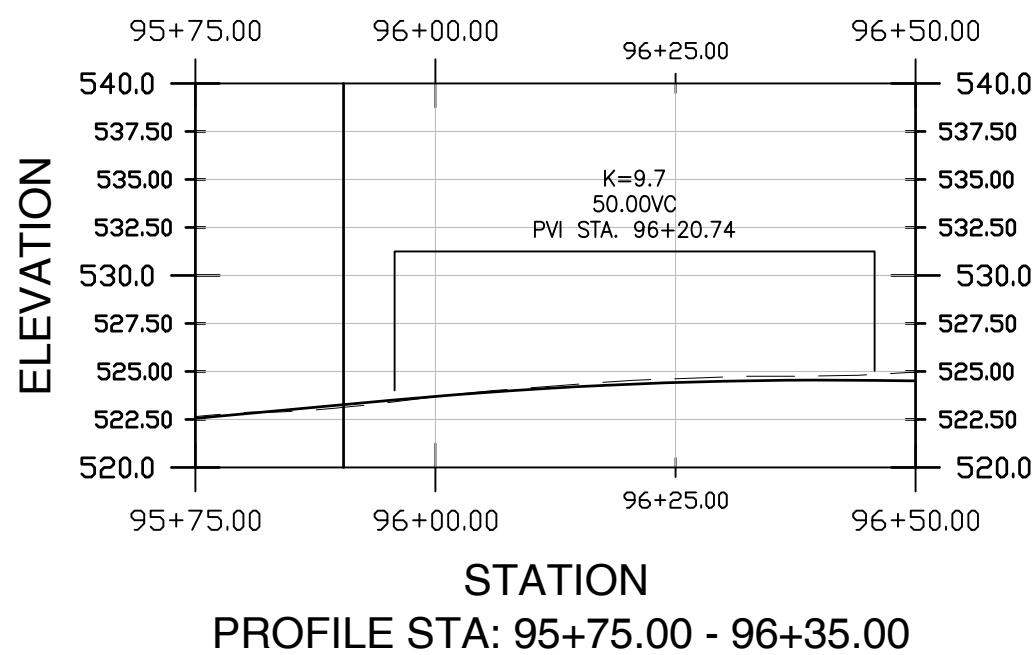
- A. EXISTING DIRT ROAD TO BE MAINTAINED AND BROUGHT INTO COMPLIANCE WITH FIRE ACCESS STANDARDS.



Know what's below. Call 811 before you dig.

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MATCHLINE STA: 95+75.00 SEE C5.8 FOR CONTINUATION.



VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=20'

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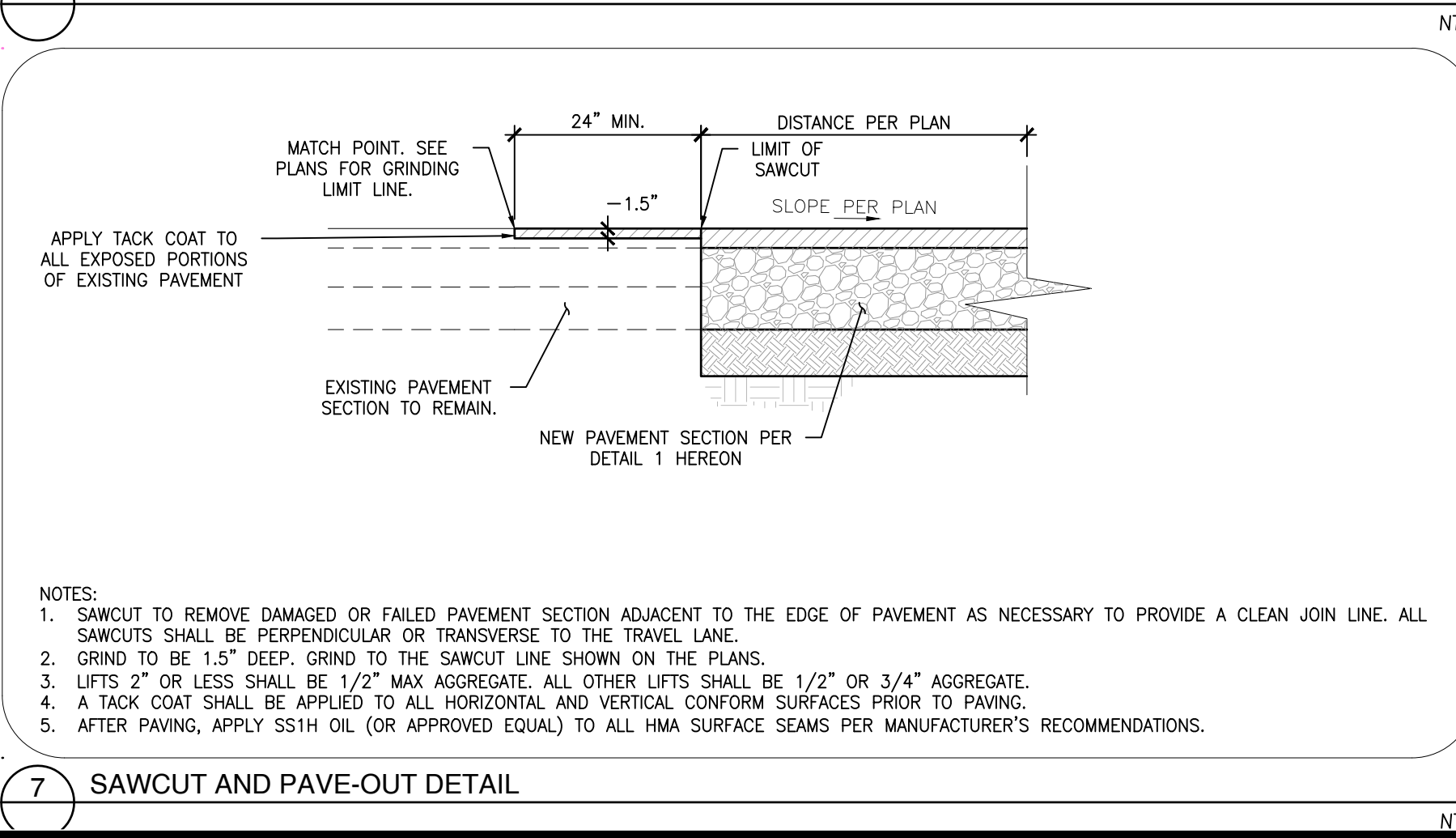
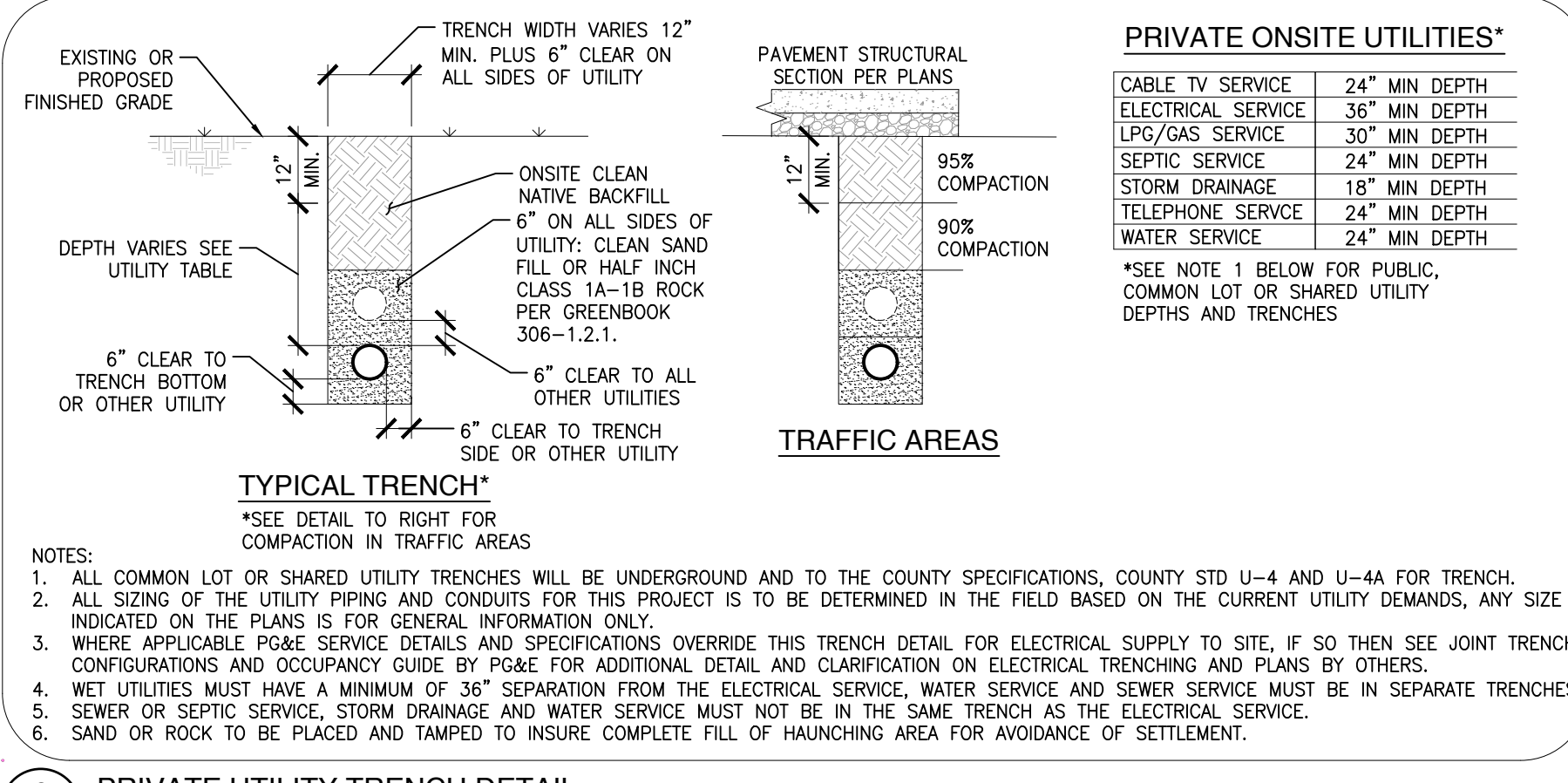
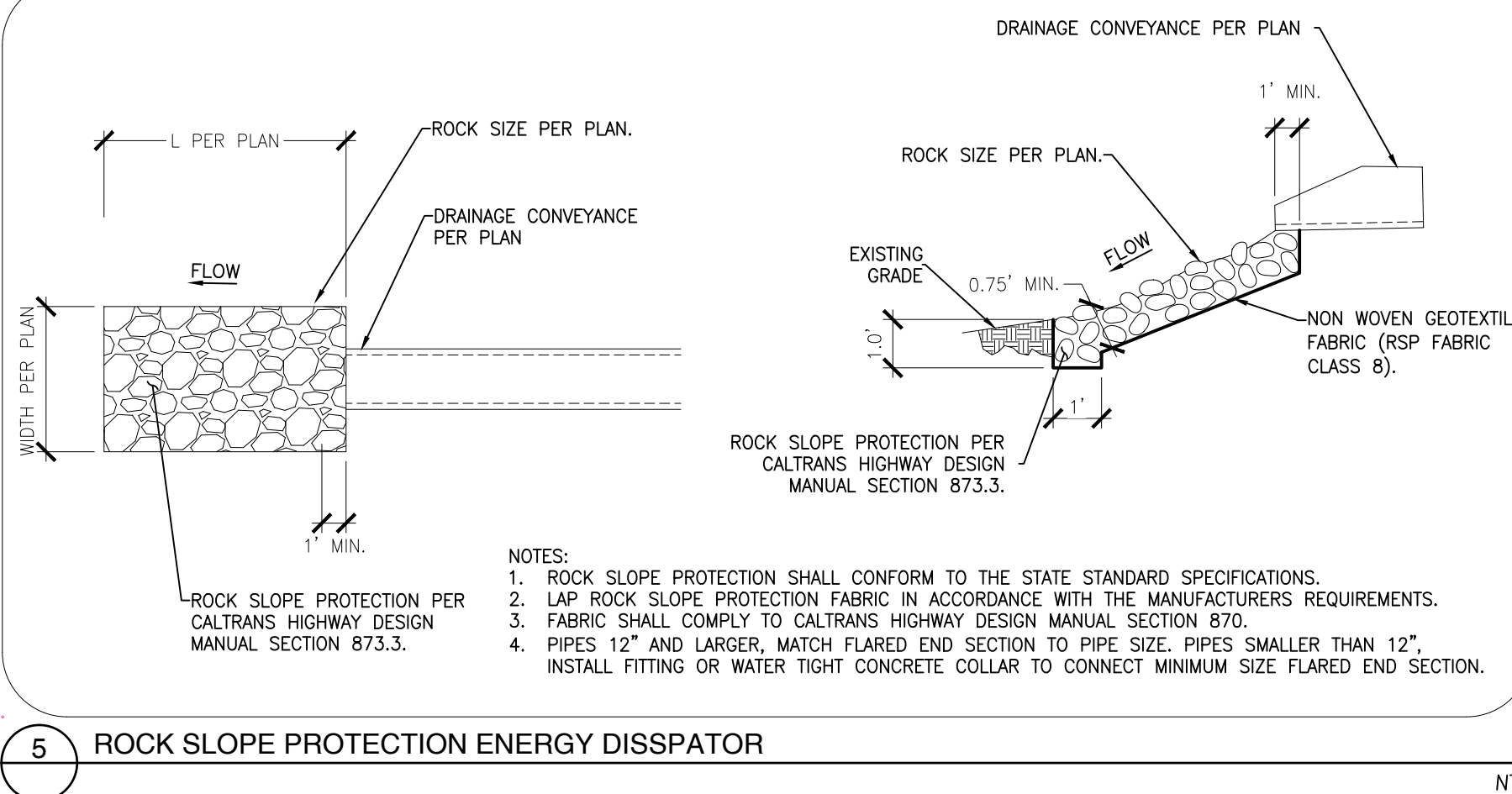
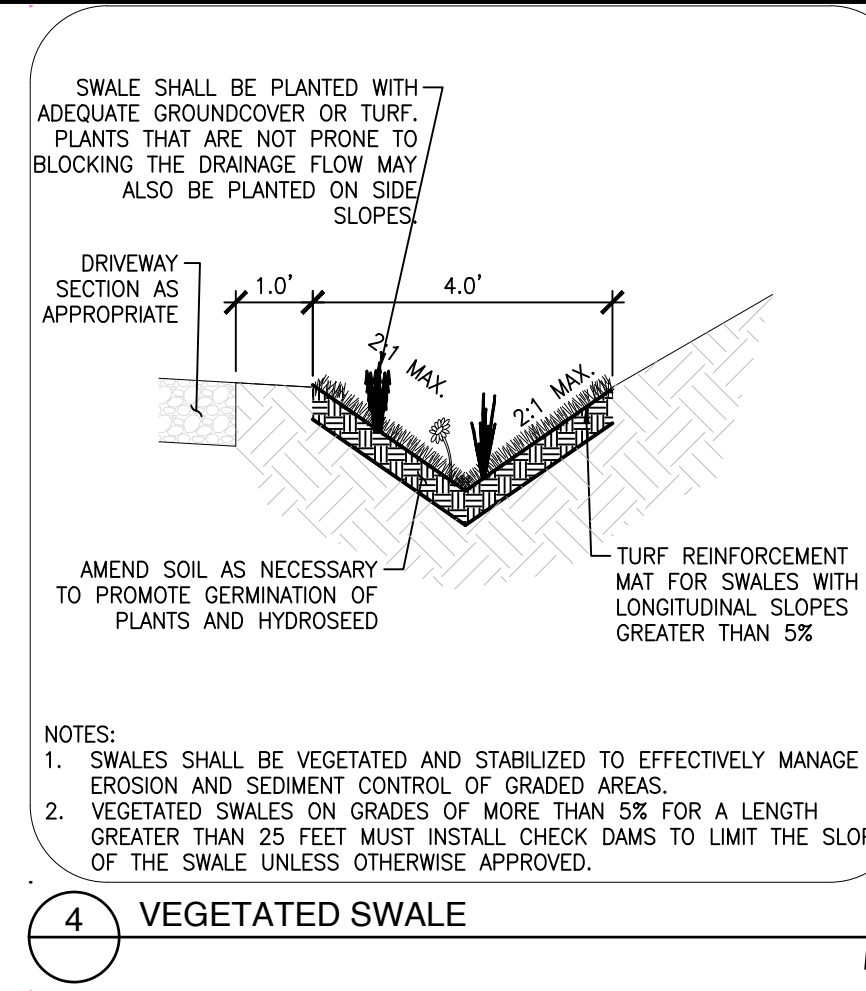
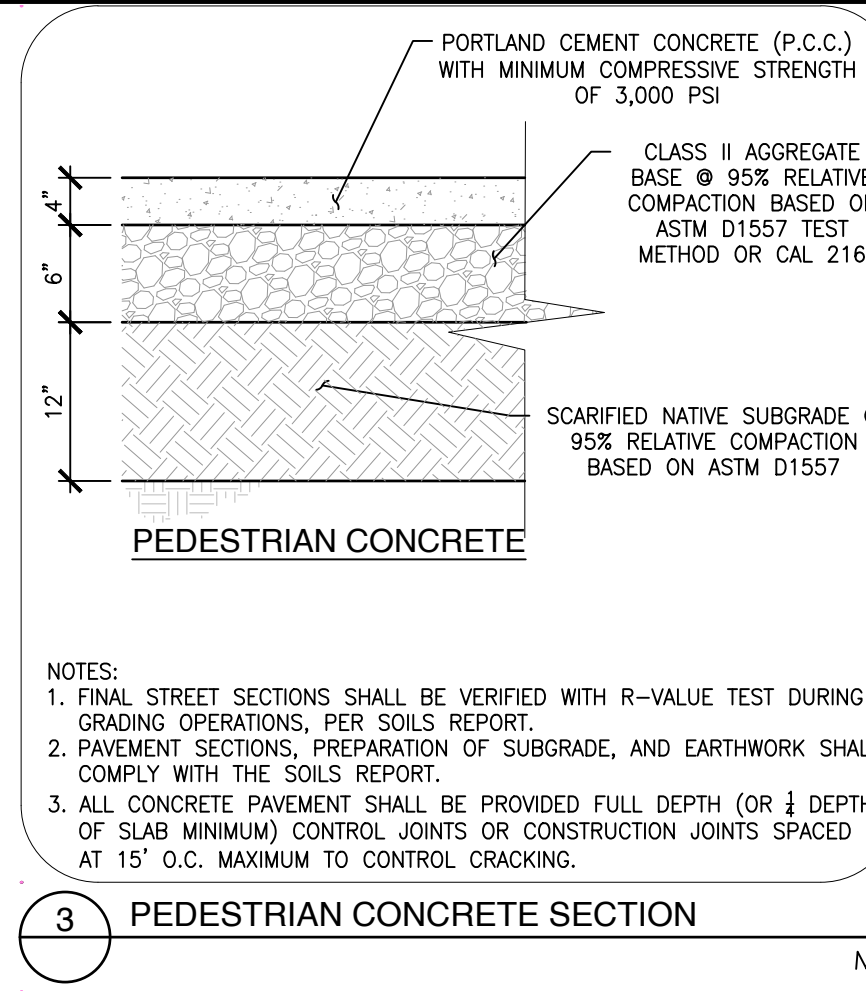
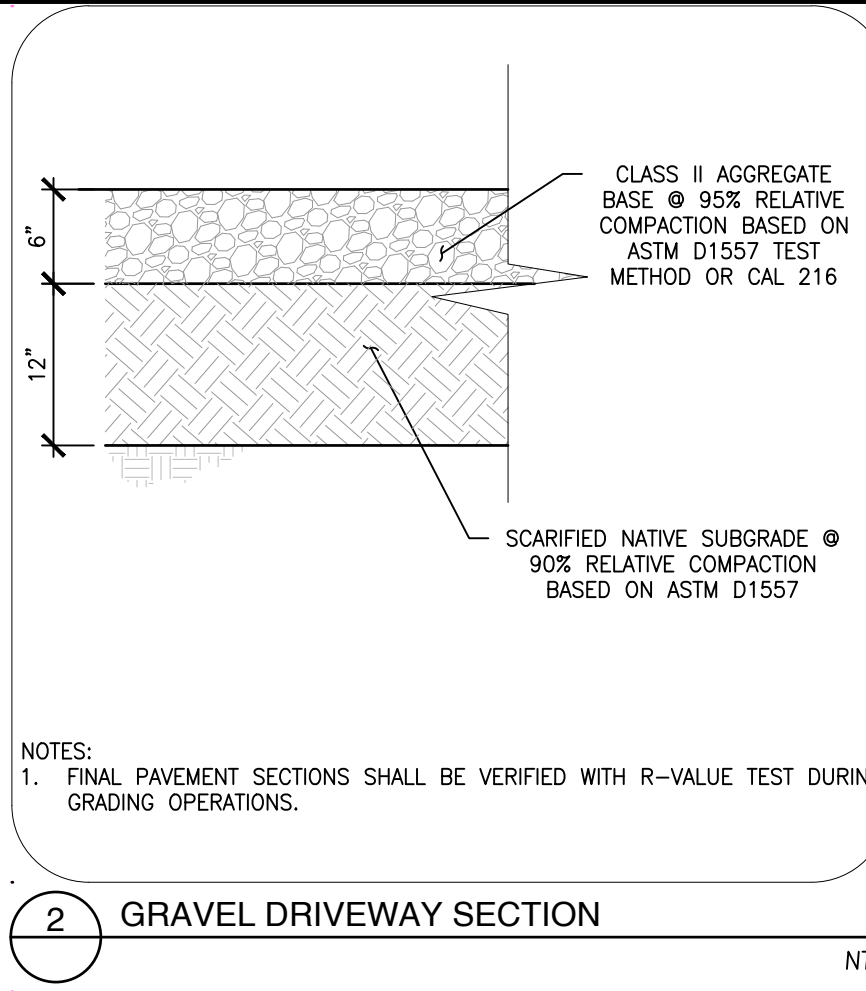
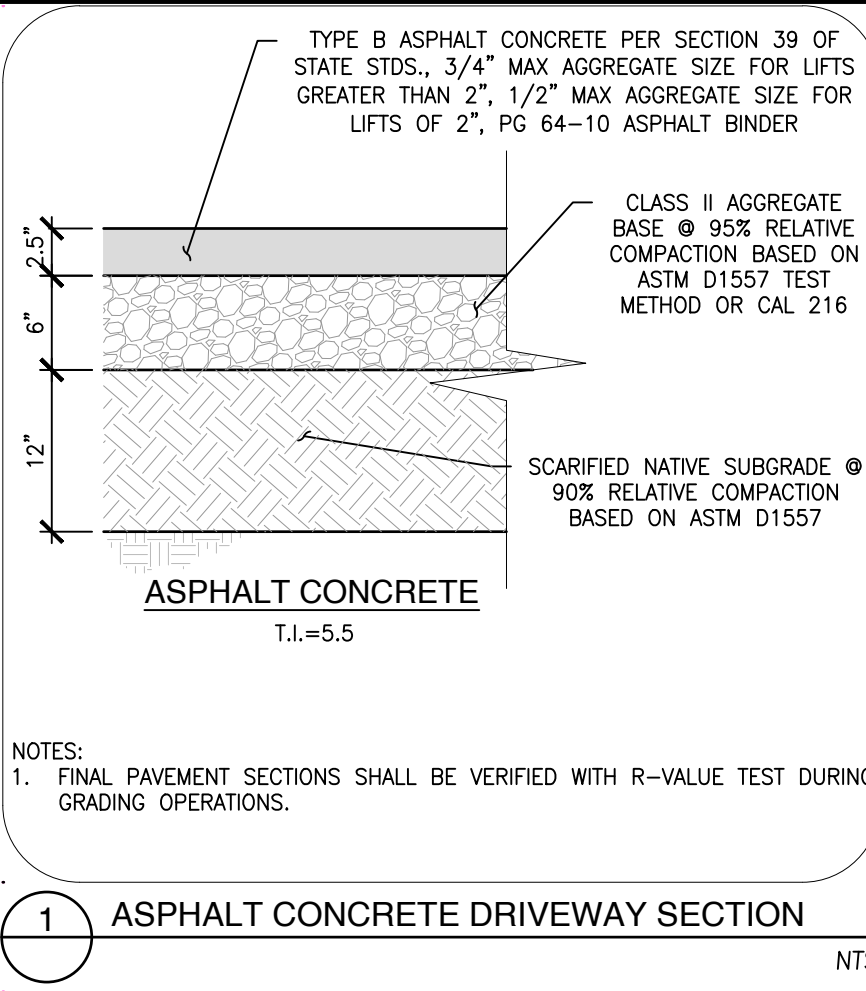
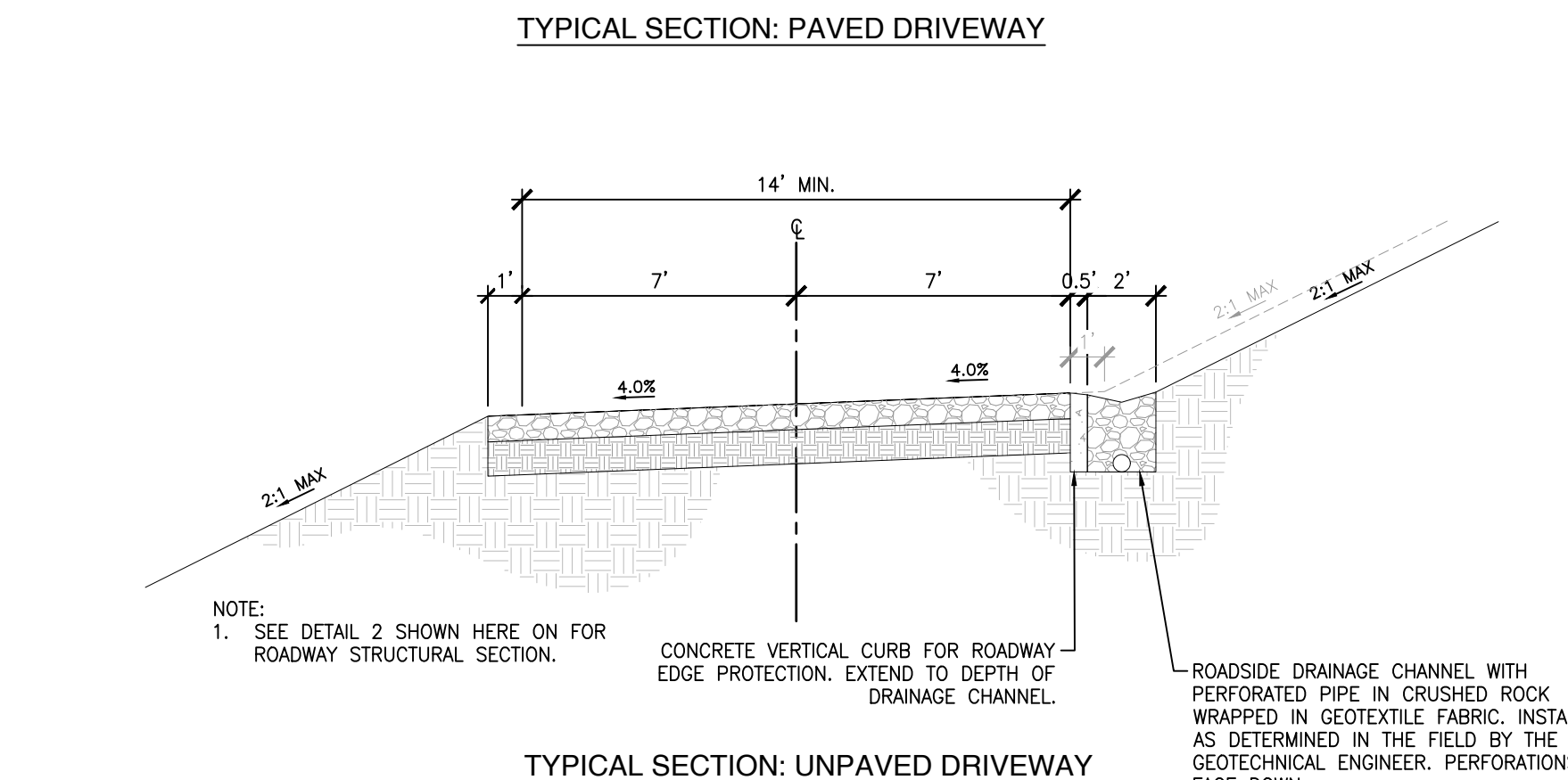
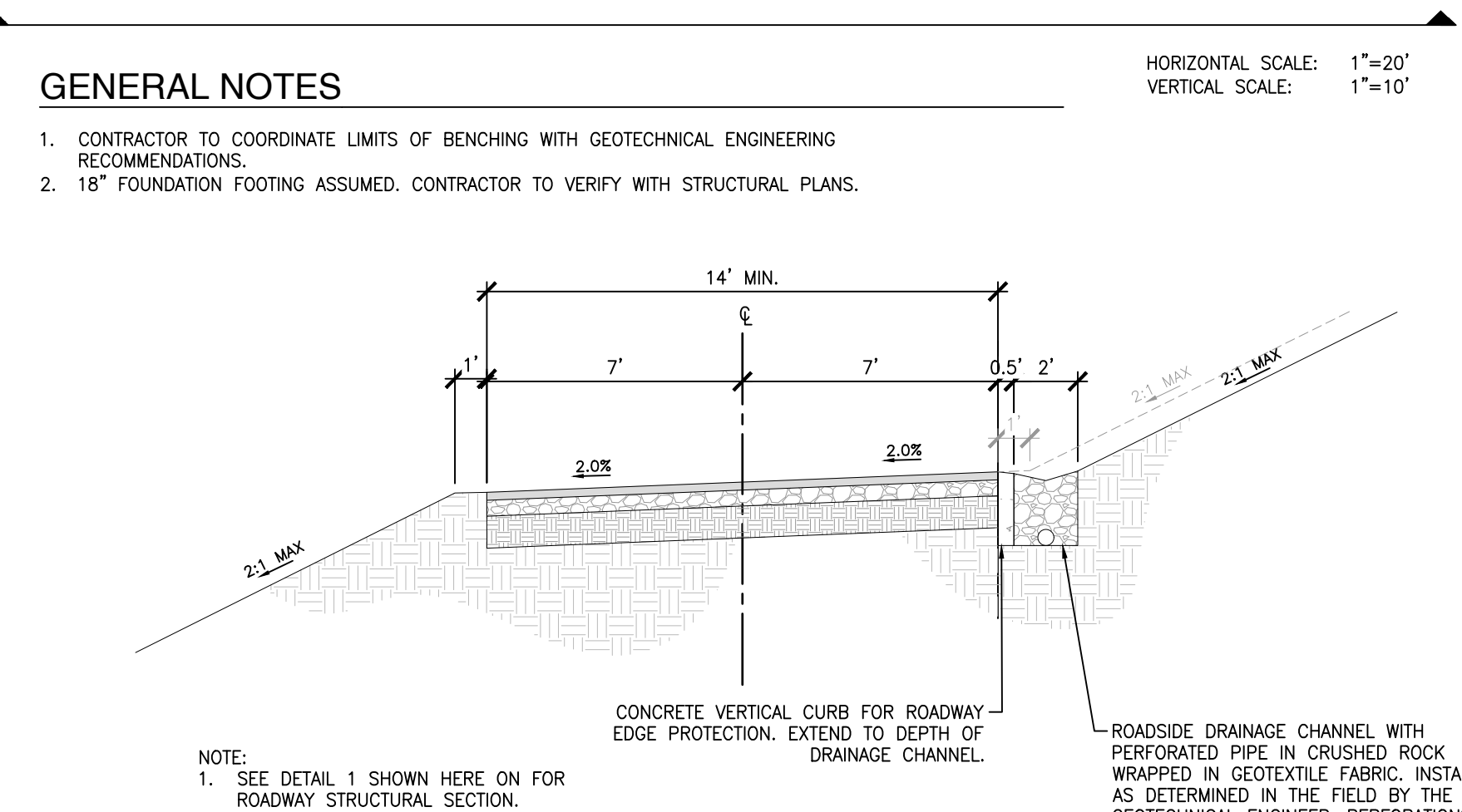
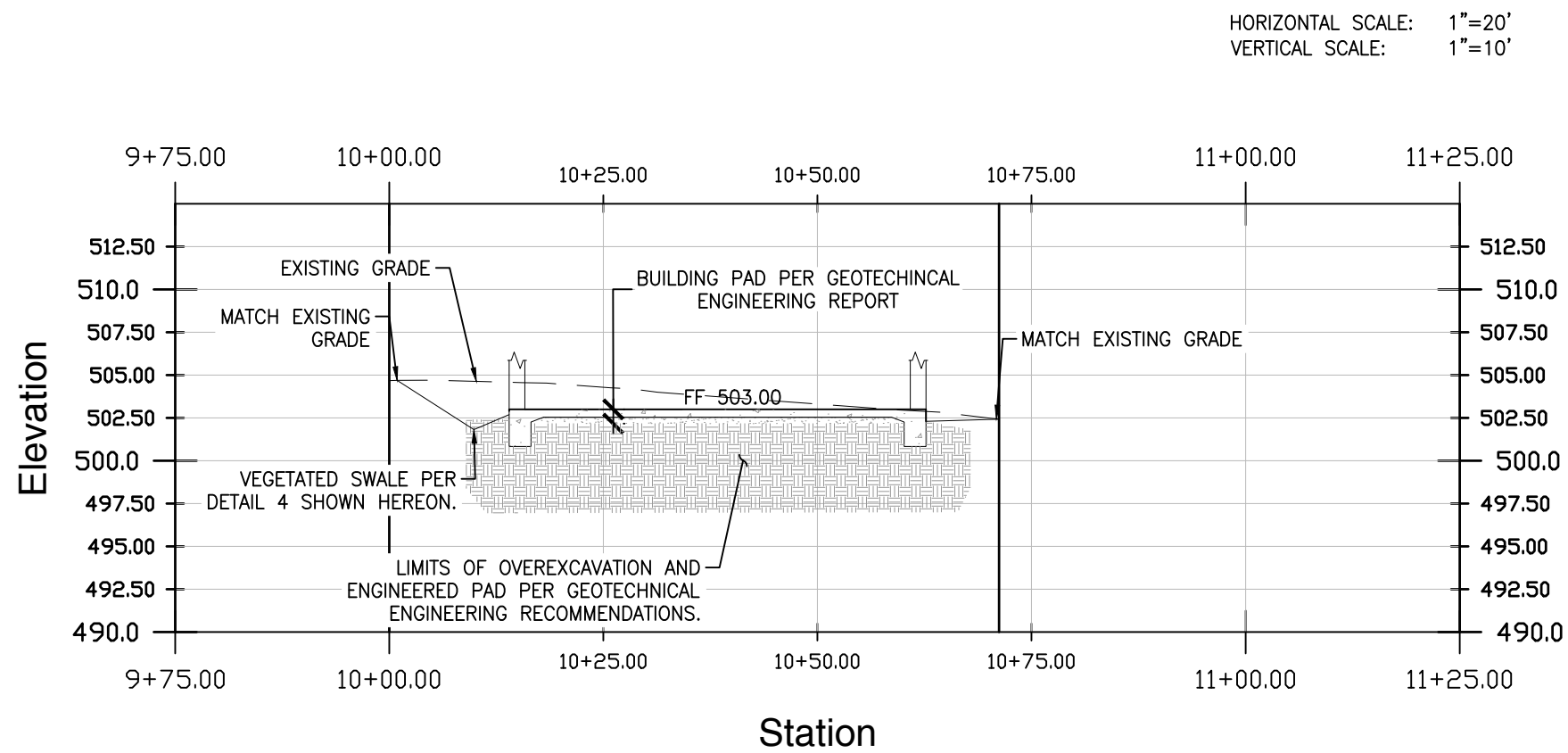
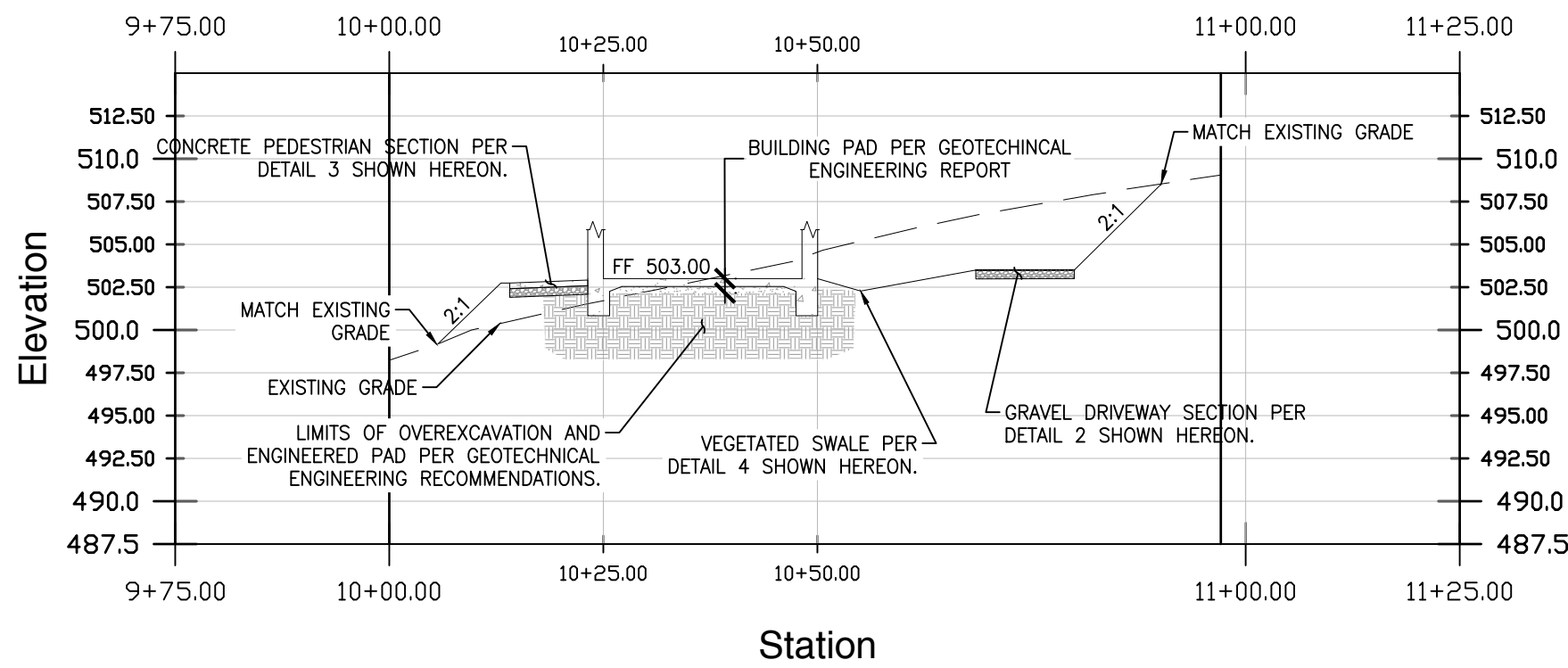
SPANISH VINEYARDS, LLC
SPANISH VINEYARDS NEW RESIDENCE
COUNTY OF SAN LUIS OBISPO



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ISSUED BY:	MRW
DATE:	01/15/2021

DRIVEWAY
PLAN &
PROFILE

SHEET
C5.9



SPANISH VINEYARD

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1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

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SECTIONS &
DETAILS

SHEET
C6.0

EROSION CONTROL LEGEND

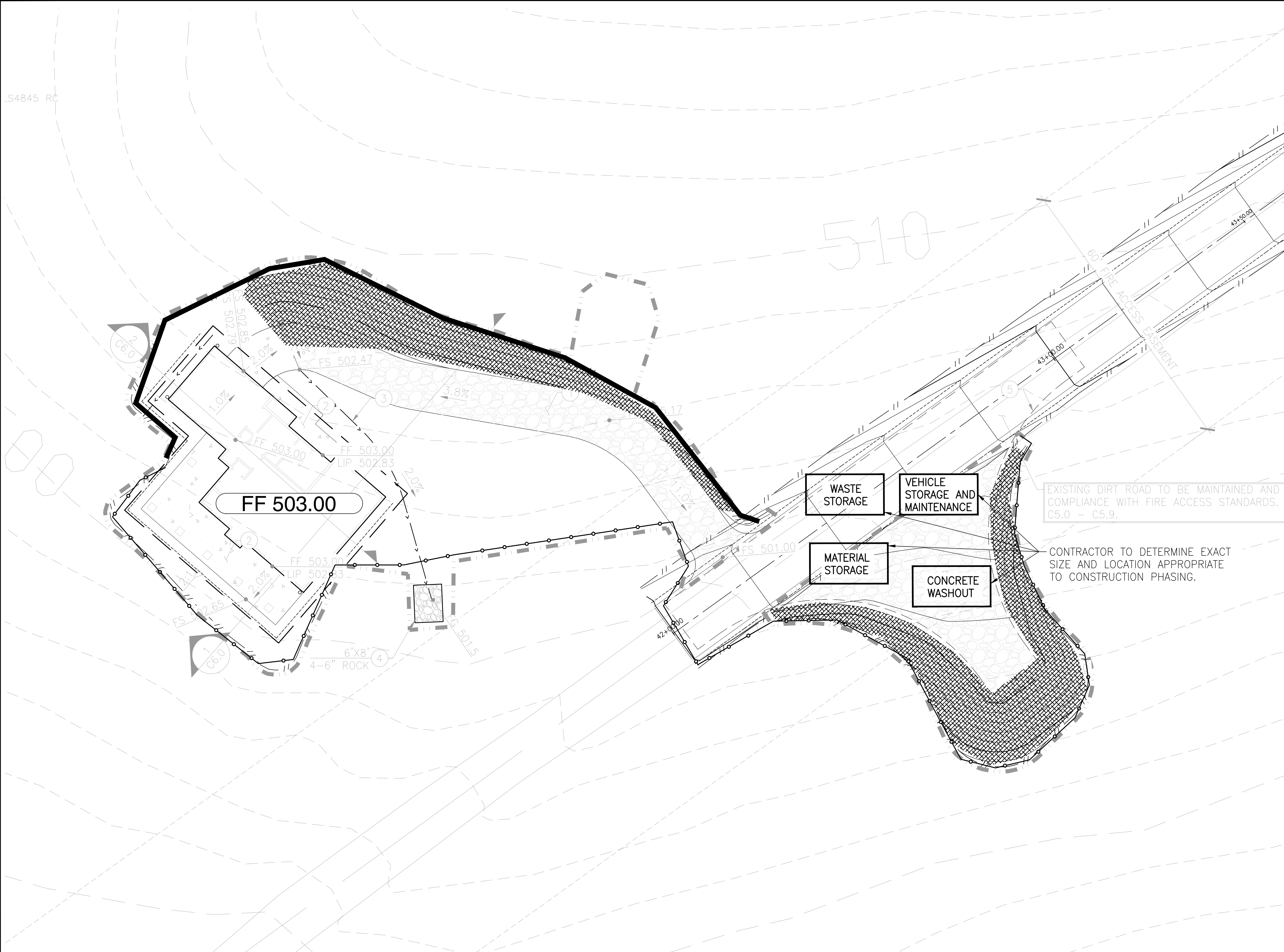
SILT FENCE SEDIMENT CONTROL PER DETAIL 1 ON SHEET EC2.0.

FIBER ROLL SEDIMENT CONTROL PER DETAIL 2 ON SHEET EC2.0.

CONCRETE WASHOUT

CONCRETE WASHOUT BMP PER DETAIL 6 ON SHEET EC2.0.

JUTE NETTING SEDIMENT CONTROL PER DETAIL 5 ON SHEET EC2.0.



0 20' 40'

SCALE: 1" = 20'

811

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Know what's below. Call 811 before you dig.

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SPANISH VINEYARDS, LLC
SPANISH VINEYARDS NEW RESIDENCE
COUNTY OF SAN LUIS OBISPO

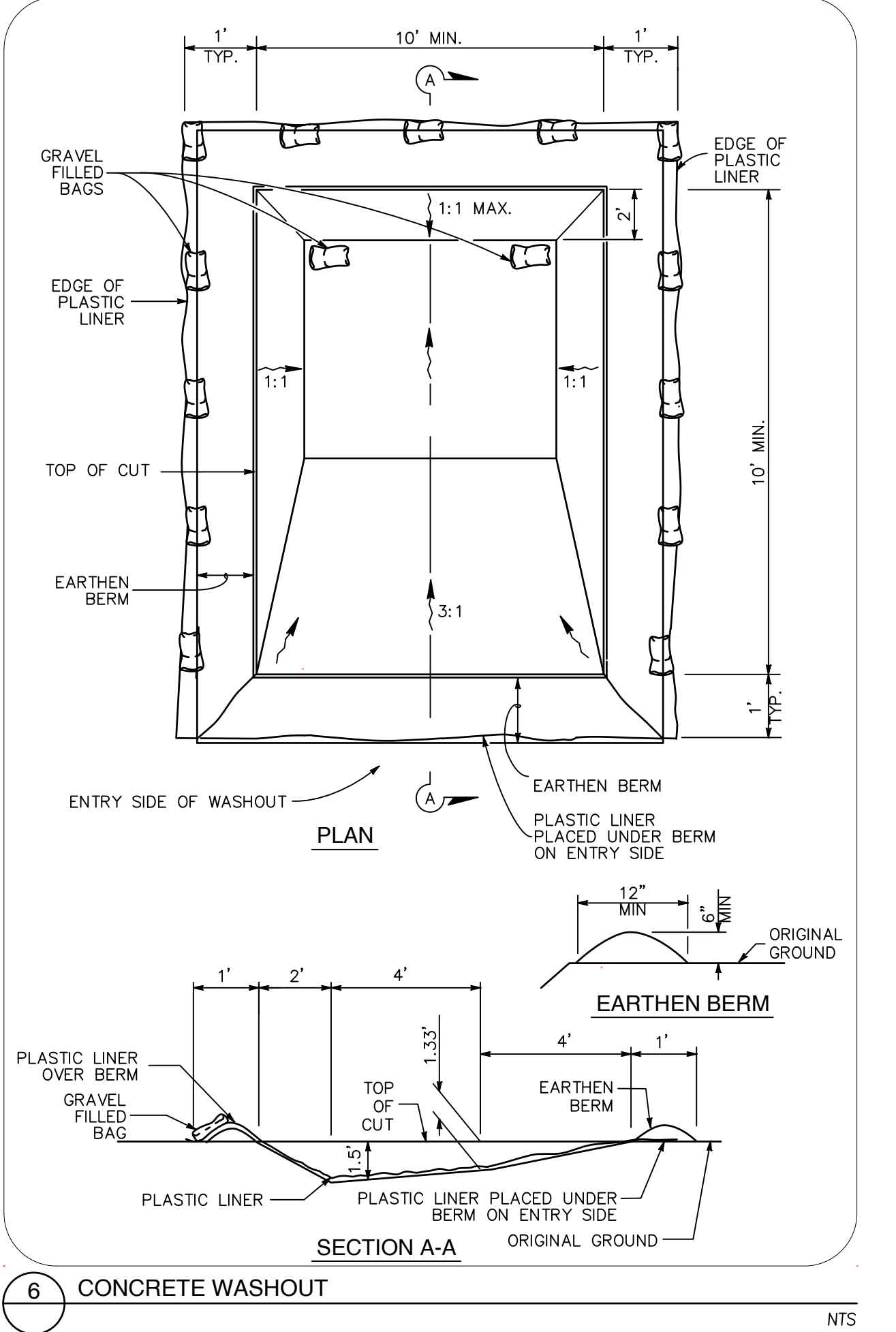
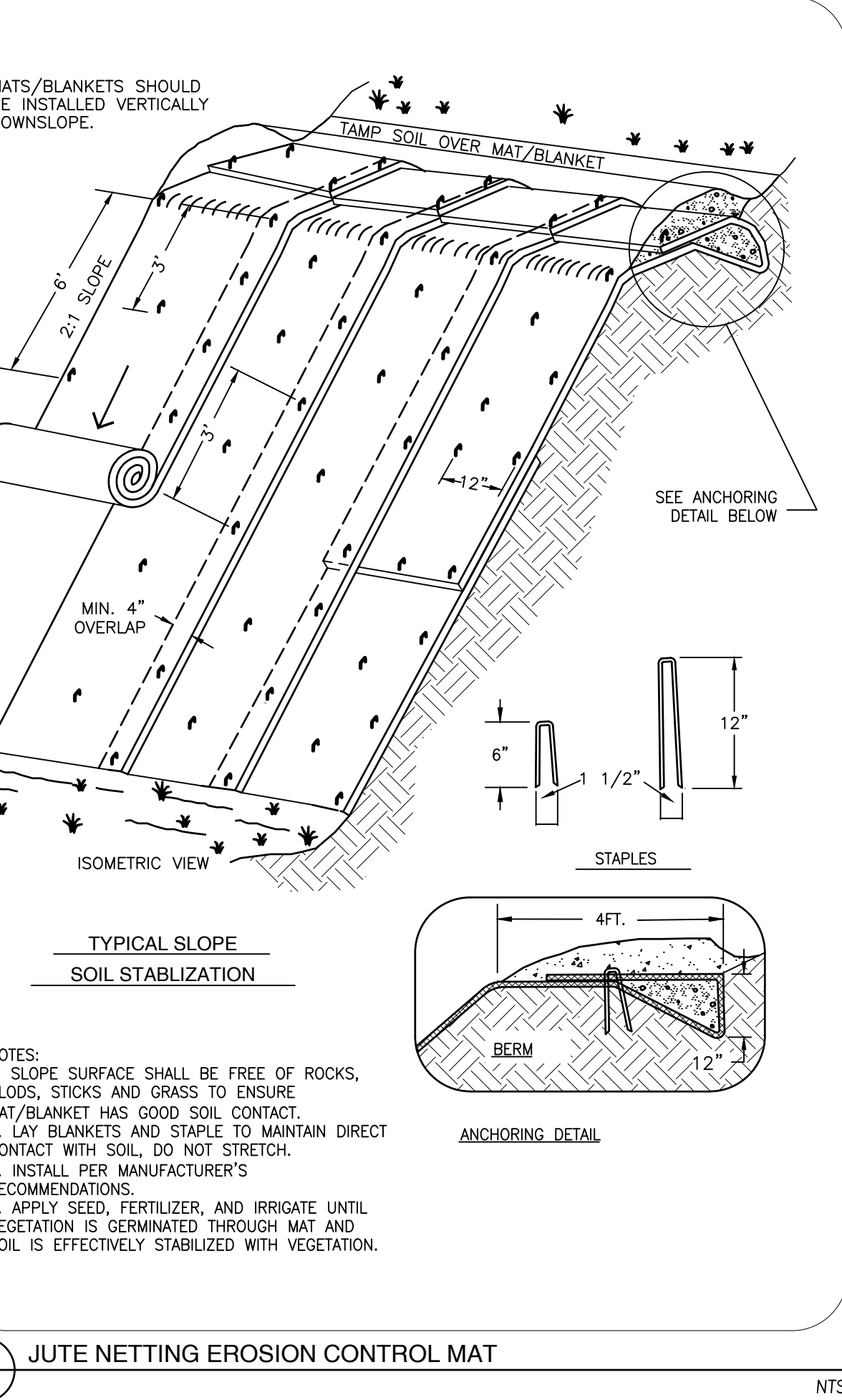
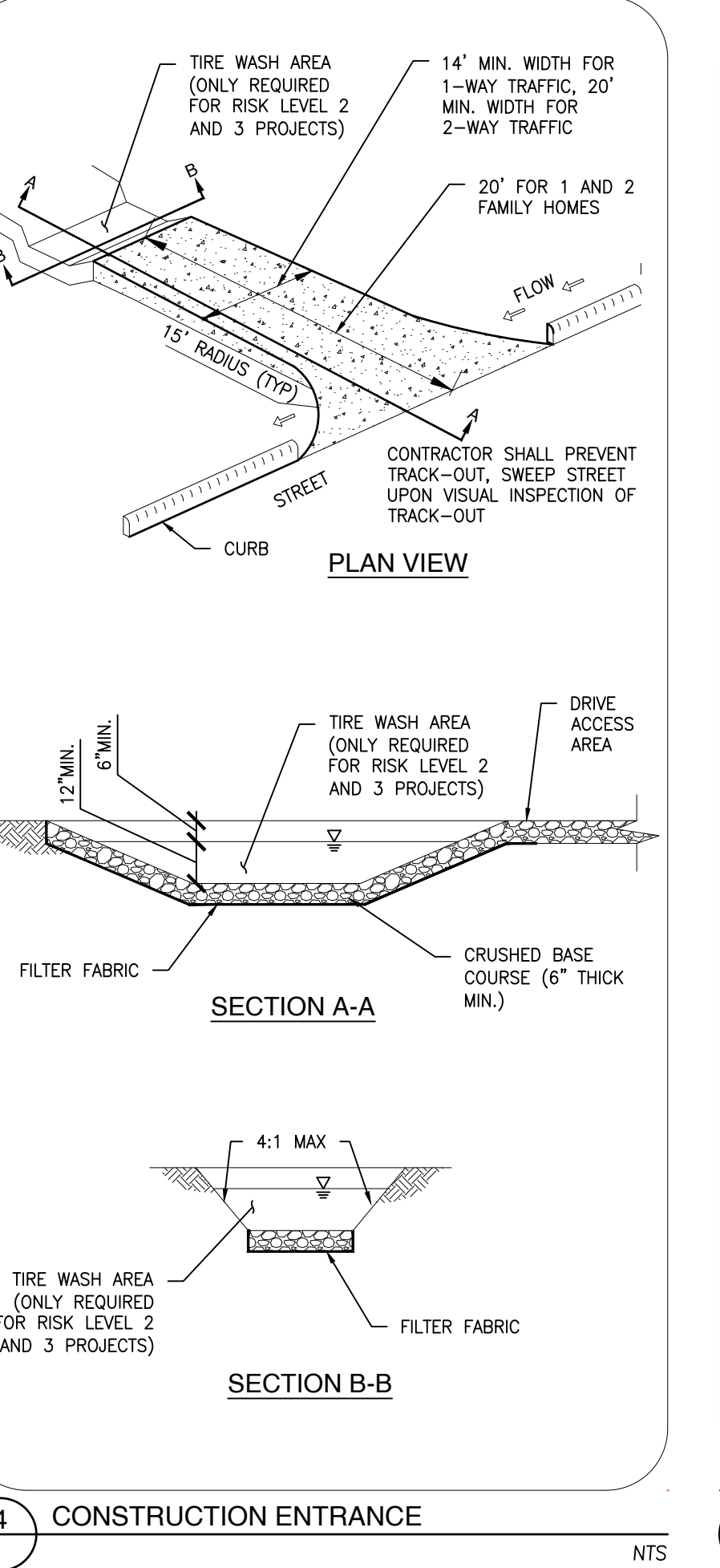
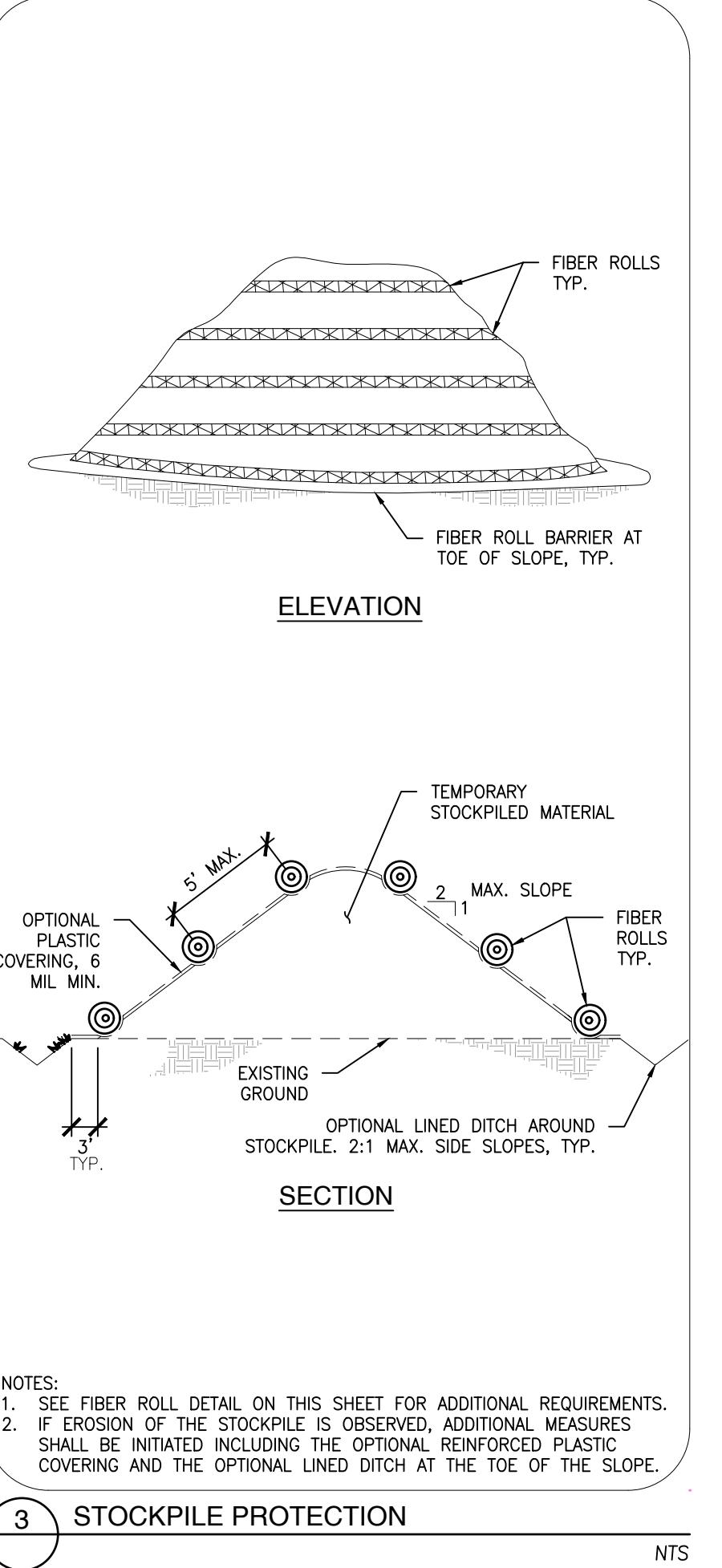
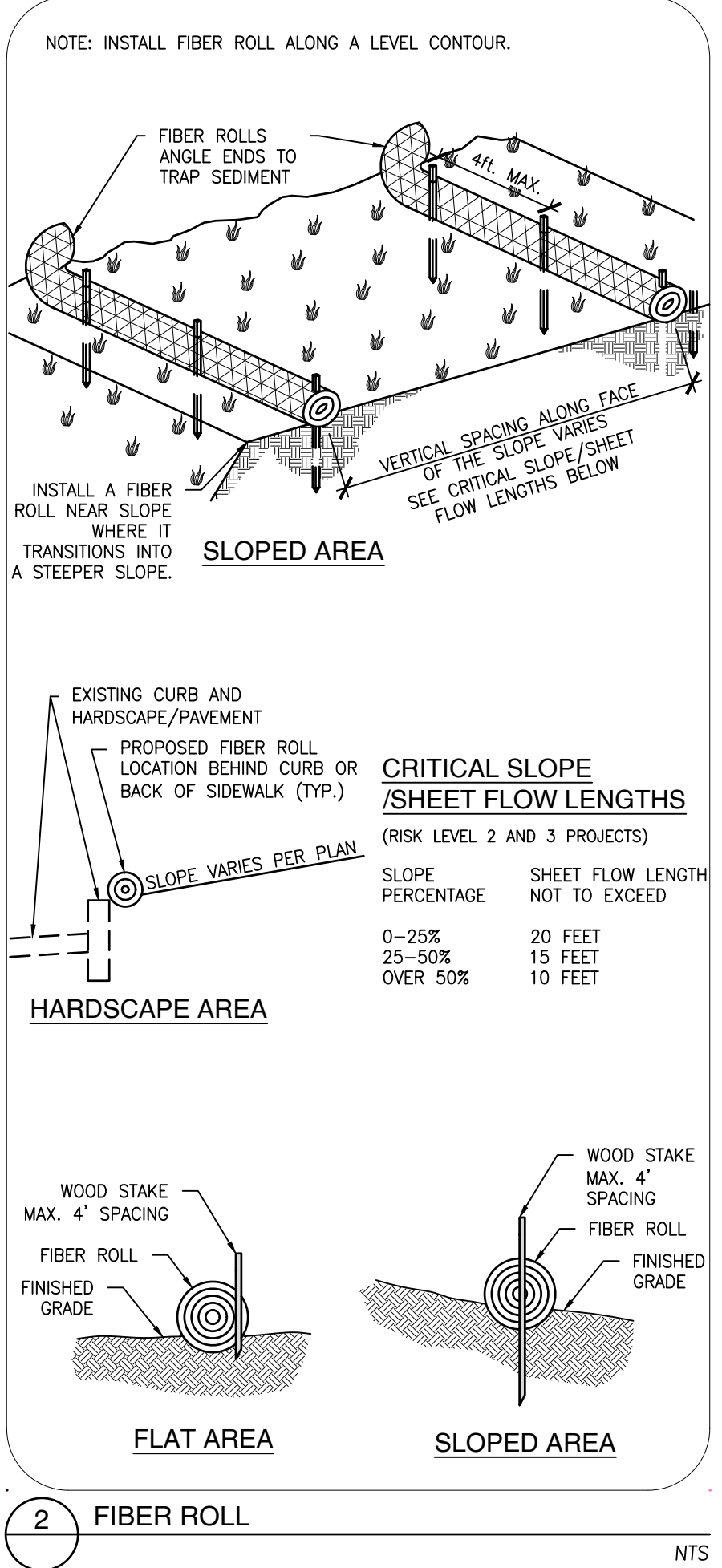
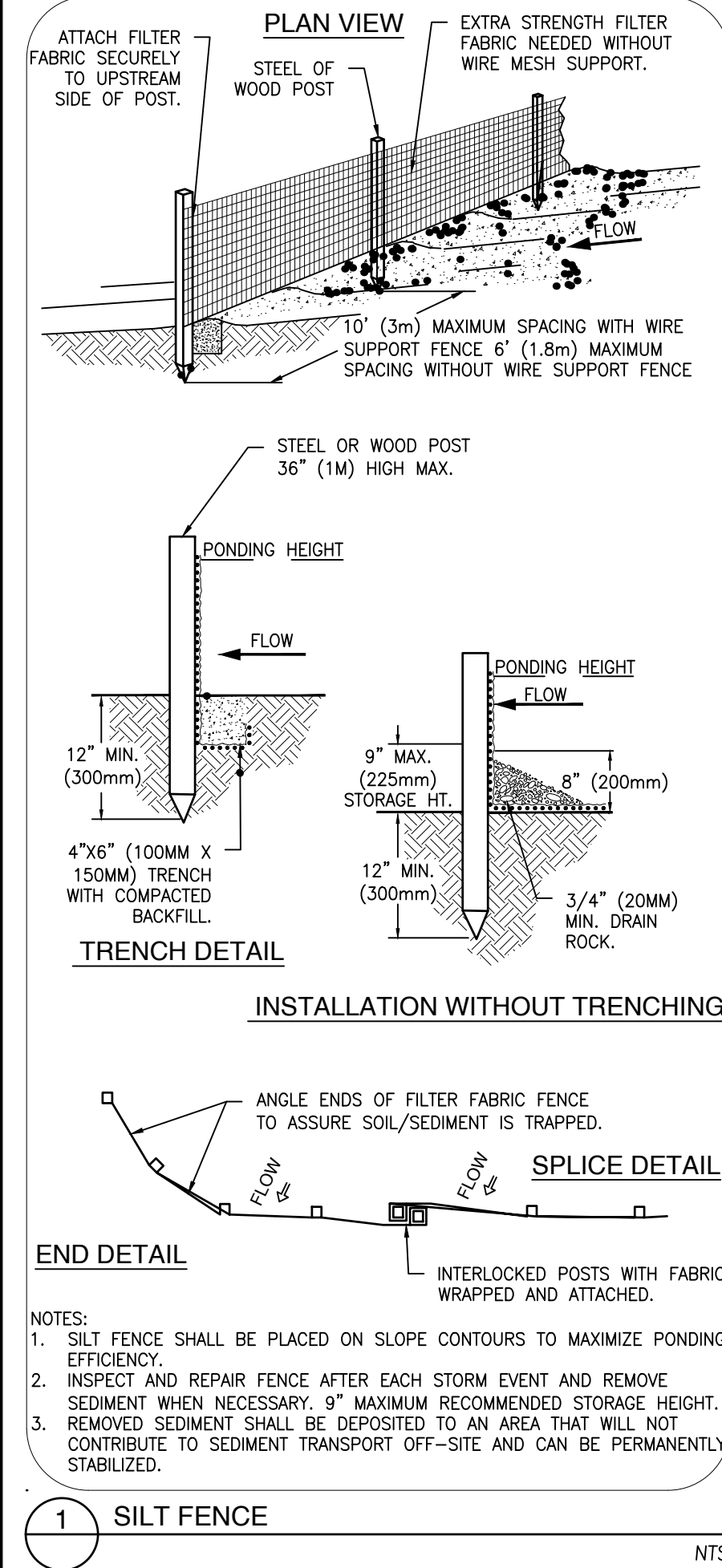


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DATE: 01/15/2021

EROSION &
SEDIMENT
CONTROL
PLAN

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DUST CONTROL NOTES

1. APPROPRIATE DUST CONTROL SHALL BE PROVIDED TO MINIMIZE ANY DUST NUISANCE, IN ACCORDANCE WITH THE CALTRANS STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY AGENCY.
2. SPRAY WATER ON ALL EXPOSED EARTH SURFACED DURING CLEARING, GRADING, EARTH MOVING AND OTHER SITE PREPARATION ACTIVITIES THROUGHOUT THE DAY TO MINIMIZE DUST. USE TARPAULINS OR OTHER EFFECTIVE COVERS ON ALL STOCKPILED EARTH MATERIAL AND ON ALL HAUL TRUCKS TO MINIMIZE DUST. SWEEP THE ADJACENT STREET FRONTAGES AT LEAST ONCE A DAY OR AS NEEDED TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES. ENSURE THAT CONSTRUCTION VEHICLES ARE CLEANED PRIOR TO LEAVING THE SITE TO PREVENT DUST AND DIRT FROM BEING TRACKED OFF SITE.
3. ALL EXPOSED SURFACES SHALL BE WATERED A MINIMUM OF TWICE DAILY UNLESS DEEMED UNNECESSARY DUE TO WEATHER. WATER SHALL BE APPLIED AS PROVIDED IN THE CALTRANS STANDARD SPECIFICATIONS.
4. DUST PALLIATIVES MAY BE SUBSTITUTED FOR WATERING UPON THE APPROVAL OF THE CITY ENGINEER. DUST PALLIATIVES SHALL BE APPLIED AS PROVIDED IN SECTION 18 OF CALTRANS STANDARD SPECIFICATIONS.
5. ALL EXPOSED EARTH SURFACES SHALL BE PLANTED AT THE EARLIEST POSSIBLE TIME.
6. IF APPLICABLE, CONTRACTOR SHALL COMPLY WITH DUST CONTROL PERMIT AND PERFORMANCE REQUIREMENTS OF THE AIR POLLUTION CONTROL DISTRICT. COPIES OF THE APPROVED DUST CONTROL PLAN SHALL BE PROVIDED TO CITY ENGINEER AND MAINTAINED ON SITE.
7. CONTRACTOR TO PRACTICE DUST CONTROL MEASURES IN ACCORDANCE WITH THE CITY STANDARDS THROUGHOUT CONSTRUCTION.
8. VISIBLE DUST EMISSIONS (VDE) SHALL BE MINIMIZED TO THE EXTENT FEASIBLE WHERE SOIL IS BEING DISTURBED BY EQUIPMENT OR BY WIND.
9. DUST CONTROL MAY BE ACHIEVED BY APPLYING WATER BEFORE/DURING EARTHWORK AND ONTO UNPAVED TRAFFIC AREAS, APPLYING DUST PALLIATIVES, PHASING WORK TO LIMIT DUST, AND SETTING UP WIND FENCES TO LIMIT WIND BLOWN DUST.
10. SOIL STABILIZATION MAY BE REQUIRED AT REGULATED CONSTRUCTION SITES AFTER NORMAL WORKING HOURS AND ON WEEKENDS AND HOLIDAYS. THIS REQUIREMENT MAY ALSO APPLY TO INACTIVE CONSTRUCTION AREAS SUCH AS PHASED PROJECTS WHERE DISTURBED LAND IS LEFT UNATTENDED. APPLYING WATER TO FORM A VISIBLE CRUST ON THE SOIL AND RESTRICTING VEHICLE ACCESS ARE OFTEN EFFECTIVE FOR SHORT-TERM STABILIZATION OF DISTURBED SURFACE AREAS. LONG-TERM METHODS INCLUDING APPLYING DUST SUPPRESSANTS AND ESTABLISHING VEGETATIVE COVER MAY ALSO BE SUITABLE.
11. CARRYOUT AND TRACKOUT OF SOIL & SEDIMENT SHALL BE MINIMIZED TO THE EXTENT FEASIBLE. TRACKOUT MATERIAL MUST BE CLEANED UP AT LEAST DAILY, AND IMMEDIATELY IF IT EXTENDS MORE THAN 50 FEET FROM THE EXIT POINT ONTO A PAVED ROAD. METHODS MAY INCLUDE USING A BLOWER, DRY SWEEPING, MECHANICAL DEVICES OR STREET SWEEPING.
12. UNPAVED ACCESS AND HAUL ROADS, AS WELL AS UNPAVED VEHICLE AND EQUIPMENT TRAFFIC AREAS AT CONSTRUCTION SITES MAY REQUIRE DUST CONTROL. SPEED LIMIT SIGNS LIMITING VEHICLE SPEED MAY BE UTILIZED AS NECESSARY.
13. LITTER SHALL BE PREVENTED. ALL CONSTRUCTION MATERIAL AND DEBRIS SHALL BE LIMITED TO MATERIAL STORAGE AREAS AND TRASH AREAS.

EROSION & SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM BELOW THE CONSTRUCTION SITE IS EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS AND SEDIMENT-LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER AND CITY AGENCY. EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.
4. IF THE STORM DRAIN SYSTEM IS NOT IN PLACE BY OCTOBER 15, ADDITIONAL MEASURES SHALL BE TAKEN SUCH AS TEMPORARY SETTLING BASINS WHICH MEET THE SATISFACTION OF THE ENGINEER AND THE CITY AGENCY. SILT AND/OR CATCH BASINS MUST BE CLEANED OUT ON A REGULAR BASIS AFTER STORMS TO MAINTAIN DESIGN CAPACITY.
5. STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE CITY AGENCY.
8. ANY DENUDED OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES.
9. BETWEEN OCTOBER 15 AND APRIL 15, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.
10. THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
11. DURING THE RAINY SEASON (TYPICALLY OCTOBER 15 TO APRIL 15) ALL SEDIMENT BARRIERS ARE TO BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND, IN ADDITION, AFTER EACH STORM. CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL MEASURES AND INLETS AFTER EACH SIGNIFICANT RAINFALL AND DAILY DURING PROLONGED STORM EVENTS. REMOVE SEDIMENTS WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.
12. UNSTABILIZED AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.
13. ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.
14. ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.
15. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS- OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.
16. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
17. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.
18. THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTIRE SITE PRIOR TO THE OCTOBER 15 DATE SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF THE UPCOMING WINTER SEASON OR IN THE EVENT OF AN EARLY RAIN.
19. AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.
20. GRADED AREAS TO BE SEEDED FOR EROSION CONTROL SHALL USE GRASS SEED AT THE RATE OF 75-100/LBS. PER ACRE. SEEDED AREAS SHALL BE IRRIGATED TO ENSURE COVER IS ROOTED PRIOR TO RAINY SEASON.
21. HYDROSEED SHALL BE EITHER APPLIED MECHANICALLY OR BY HYDROSEEDING. HYDROSEEDING REQUIRES THE APPLICATION OF FIBER AND STABILIZING EMULSION. MECHANICAL APPLICATION SHALL REQUIRE ROLLING, TAMING, OR OTHERWISE WORKING THE SEED APPROXIMATELY 0.5 INCHES INTO THE TOPSOIL.
22. STABILIZATION OF EXPOSED GRADED AREAS WITH STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.
23. THIS PLAN PROVIDES EROSION CONTROL AND SEDIMENTATION INFORMATION AND DESIGN USING THE FOLLOWING ASSUMPTIONS:
 - *GROUND HAS BEEN ROUGH GRADED.
 - *STORM DRAIN UTILITIES AND INLETS HAVE BEEN INSTALLED.
24. CONTRACTOR SHALL ADJUST THE SEDIMENTATION AND EROSION CONTROL METHODS AS THE PROJECT DEVELOPS. IT SHALL BE THE QUALIFIED SWPPP PRACTITIONER'S (QSP) RESPONSIBILITY TO ENSURE THAT THE INSTALLED EROSION CONTROL AND SEDIMENTATION IMPROVEMENTS ARE IN CONFORMANCE WITH THE STATE OF CALIFORNIA STORM WATER POLLUTION PREVENTION PLAN GUIDELINES AND THE CALIFORNIA BEST MANAGEMENT PRACTICES.
25. TEMPORARY SILT AND DRAINAGE CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM WATER FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED BY THE CITY ENGINEER AND IN PLACE PRIOR TO THE START OF GRADING.
26. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR CONSTRUCTION AND ACTIVITIES AS PROMULGATED BY THE CALIFORNIA STATE WATER RESOURCE CONTROL BOARD OR ANY OF ITS REGIONAL WATER QUALITY CONTROL BOARDS.
27. ALL MATERIALS NECESSARY FOR WINTERIZATION SHALL BE AVAILABLE AT THE SITE BY OCTOBER 12, AND ALL WINTERIZATION MEASURES SHALL BE INSTALLED AND COMPLETED BY OCTOBER 15.
28. WINTERIZATION SHALL BE INSTALLED ACCORDING TO THIS PLAN AND AS DIRECTED BY THE QUALIFIED SWPPP PRACTITIONER (QSP), AND SHALL BE MAINTAINED BY THE CONTRACTOR THROUGH APRIL 1.
29. FILL SLOPES: AVOID LEAVING SHINY, SMOOTH GRADED SURFACES. THE LAST GRADING OPERATION SHALL BE TO WALK A TRACK-TYPE TRACTOR UP AND DOWN THE SLOPE, CREATING CLEAT MARKS ON THE SLOPE WITH CONTOURS. THESE WILL PROVIDE SEED AND FIBER COLLECTION POINTS.
30. CUT SLOPES: AVOID LEAVING SHINY, SMOOTH GRADED SURFACES. THE LAST GRADING OPERATION SHALL LEAVE THE SLOPE IN A ROUGHENED CONDITION WITH 2 INCHES OF LOOSENED MATERIAL FOR SEEDING.
31. EACH FIBER ROLL SHALL BE SECURELY HELD WITH 1"x1"x18" STAKES (MIN).
32. IF ANY GRAVEL BAGS ARE MOVED AND/OR RELOCATED IN GAINING ACCESS TO THE SITE DURING THE WINTER MONTHS, THEY SHALL BE REPLACED IF THEY ARE NO LONGER STABLE.
33. ONCE INSTALLED, ALL WINTERIZATION MATERIALS SHOULD BE CHECKED BEFORE EACH WEEKEND AND EACH STORM.
34. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT.
35. AFTER THE UNDERGROUND STORM DRAIN SYSTEM IS INSTALLED, THE CATCH BASINS WILL BE INSTALLED (AS SOON AS PRACTICAL) AND THE SEDIMENT CONTROL DEVICE WILL BE PLACED AROUND THOSE CATCH BASINS AS SHOWN ON THIS PLAN AND IN THE DETAIL ON THE SHEET UNTIL THE SITE IS PAVED.
36. CONTRACTOR TO PROVIDE TEMPORARY SEDIMENT CONTROL DEVICE AT CATCH BASINS AS SHOWN IN DETAIL. CONTRACTOR MAY SUBSTITUTE OTHER SEDIMENT CONTROL DEVICES (GRAVEL BAGS, SILT TRAPS, ETC.) UNDER THE DIRECTION OF THE QSP. ALL MODIFICATIONS NEED TO BE APPROVED BY QSD, AND LOGGED IN THE SWPPP AMENDMENT LOG.
37. ACCESS ROADS: AS NECESSARY, ANY SEDIMENT OR OTHER CONSTRUCTION RELATED MATERIALS DEPOSITED ON ACCESS ROADS SHALL BE REMOVED PRIOR TO ANY RAIN EVENT BY VACUUMING OR SWEEPING.
38. WIND EROSION CONTROL: STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND EROSION AT ALL TIMES WHEN NOT IN USE.
39. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS WHERE CONSTRUCTION ACTIVITY HAS DISTURBED SOIL BUT ARE NOT SCHEDULED TO RE-DISTURB SOIL FOR AT LEAST 14 DAYS.

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W WALSH ENGINEERING

WALSHENGINEERING.NET (805) 319-4948

1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

SPANISH VINEYARDS, LLC

SPANISH VINEYARDS NEW RESIDENCE

COUNTY OF SAN LUIS OBISPO



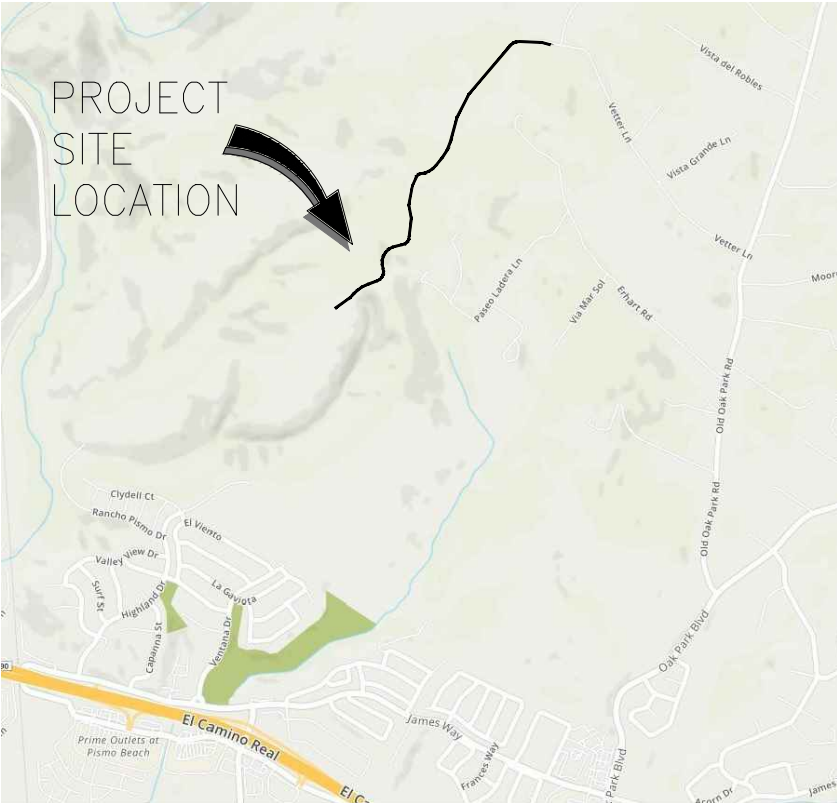
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CHECKED BY: DAP
ISSUED BY: MRW
DATE: 01/15/2021

EROSION & SEDIMENT CONTROL DETAILS

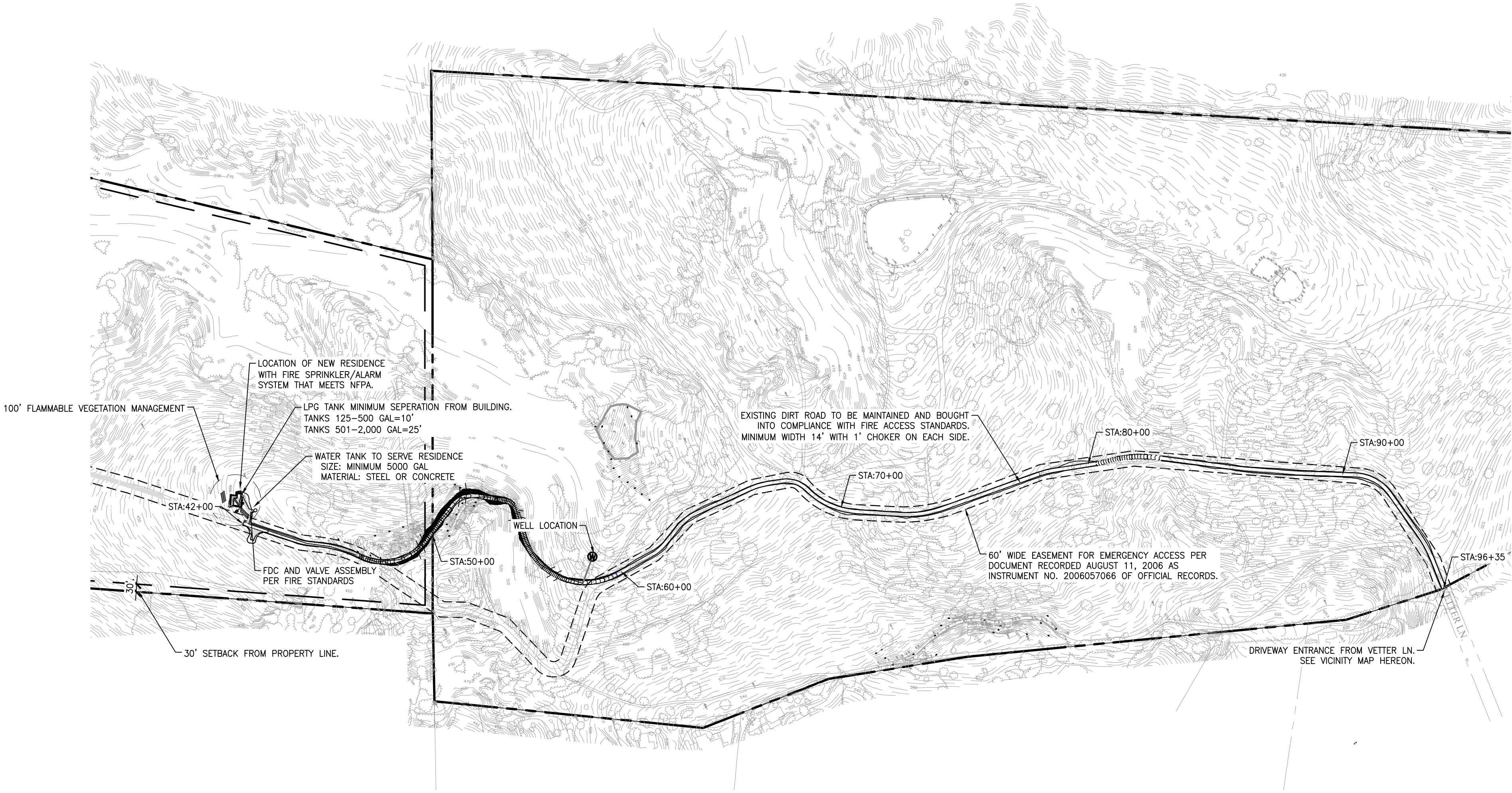
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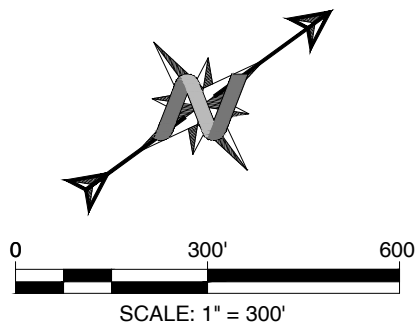
SPANISH VINEYARD



VICINITY MAP



- GENERAL LEGEND**
- EXISTING/PROPOSED CENTERLINE (E)
 - EXISTING PROPERTY LINE (EX. R)
 - PROPOSED PROPERTY LINE (R)
 - PROPOSED SETBACK LINE
 - EXISTING/PROPOSED EASEMENT
 - PROPOSED SAWCUT
 - GUTTER FLOWLINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED SLOTTED CURB
 - PROPOSED RETAINING WALL, HEIGHT PER PLAN.
 - PROPOSED CONCRETE PAVEMENT/HARDSCAPE
 - PROPOSED ASPHALT CONCRETE PAVEMENT
 - PROPOSED GRAVEL
 - PROPOSED PERVIOUS PAVEMENT
 - DEEPEENED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
 - RAISED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.



811 Know what's below. Call 811 before you dig.

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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COUNTY OF SAN LUIS OBISPO



DESIGNED BY:	DAP
CHECKED BY:	DAP
ISSUED BY:	MRW
DATE:	01/15/2021

FIRE SAFETY PLAN

SHEET
FS1.0



SEPTIC SYSTEM KEY NOTES

- ① SEWER CLEANOUT AT FACE OF BUILDING TO GRADE.
- ② TWO COMPARTMENT SEPTIC TANK (1,000 GALLONS) PER DETAIL A ON SHEET SS2.0.
- ③ DISTRIBUTION BOX PER DETAIL B ON SHEET SS2.0.
- ④ HIGH CAPACITY LEACH CHAMBERS PER DETAILS ON SHEET SS2.0.
- ⑤ INSPECTION RISER AT END OF LEACH LINE.

GENERAL NOTES

SEE SHEET SS2.0 FOR CALCULATIONS, TESTING AND OBSERVATIONS, AND GENERAL NOTES.
ALL SEPTIC PIPE TO BE SLOPED AT 2.0% MINIMUM.

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (CL)
- EXISTING PROPERTY LINE (EX. PL)
- PROPOSED PROPERTY LINE (PL)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL, HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT
- DEEPEDED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL, RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

STORM DRAIN LEGEND:

- STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

SANITARY SEWER LEGEND:

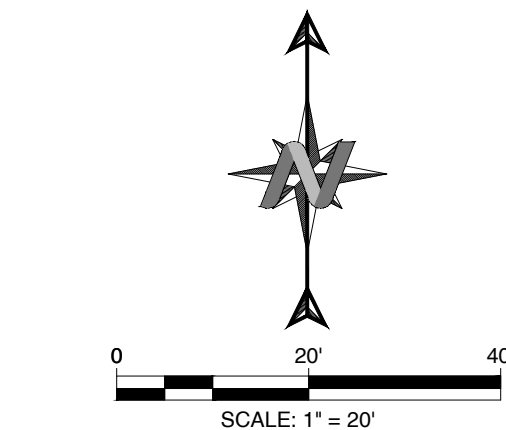
- SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT TO GRADE (SSCO)
- SANITARY SEWER BACKWATER VALVE

WATER LEGEND:

- DOMESTIC WATER SERVICE AND SIZE (DW)
- FIRE WATER SERVICE AND SIZE (FW)
- GATE VALVE
- FIRE HYDRANT (FH)
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)
- BACKFLOW DEVICE FOR FIRE SERVICE (RPZ OR DDC)
- BACKFLOW DEVICE FOR DOMESTIC SERVICE (RPZ)
- DOMESTIC WATER METER
- IRRIGATION METER (DESIGN BY OTHERS)
- THRUST BLOCK PER COUNTY STANDARD.

DRY UTILITY LEGEND:

- DRY UTILITY SERVICE
- PROPOSED PULL BOX
- PROPOSED STREET LIGHT
- PROPOSED SITE LIGHT



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WALSH ENGINEERING
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1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

SPANISH VINEYARDS, LLC
SPANISH VINEYARDS NEW RESIDENCE
COUNTY OF SAN LUIS OBISPO



DESIGNED BY: DAP
CHECKED BY: DAP
ISSUED BY: MRW
DATE: 01/15/2021

SEPTIC
SYSTEM PLAN

SHEET
SS1.0

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JOHN KING
285 BRIDGE STREET
SAN LUIS OBISPO, CA 93401
(805) 544-4444

MATTHEW R. WALSH P.E. 79026
1108 GARDEN STREET, SUITE 202
SAN LUIS OBISPO, CA 93401
(805) 319-4948

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC)
PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2019 CALIFORNIA BUILDING CODE (CBC)
PART 2, TITLE 24, CCR
2019 CALIFORNIA PLUMBING CODE (CPC)
PART 5, TITLE 24, CCR
2019 CALIFORNIA FIRE CODE (CFC)
PART 9, TITLE 24, CCR

ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE APPLICABLE STANDARDS OF THE CODE SECTIONS REFERENCED ABOVE, AND ANY OTHER APPLICABLE STATE AND LOCAL GOVERNING AGENCY ORDINANCES, LAWS, RULES, REGULATIONS, AND PROJECT CONDITIONS OF APPROVAL.

NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT
WORK NOT CONFORMING TO THESE CODES, STANDARDS, OR
PROJECT REQUIREMENTS.

SOILS REPORT (GEOTECHNICAL ENGINEERING REPORT):
TITLE: "PERCOLATION TESTING REPORT"
BY: GEOSOLUTIONS, INC.
DATE: 06/19/2019

ENGINEER OF RECORD: RICHARD PFOST
PHONE: (805) 543-8539
GROUNDWATER DEPTH PER SOILS REPORT:
WAS NOT ENCOUNTERED TO A MAXIMUM DEPTH
OF 15 FEET.

PERCOLATION TEST RESULTS		
TEST NO.	DEPTH (FT.)	PERCOLATION RATE (MIN/IN.)
1	4	30
2	4	30
3	4	20
4	4	20

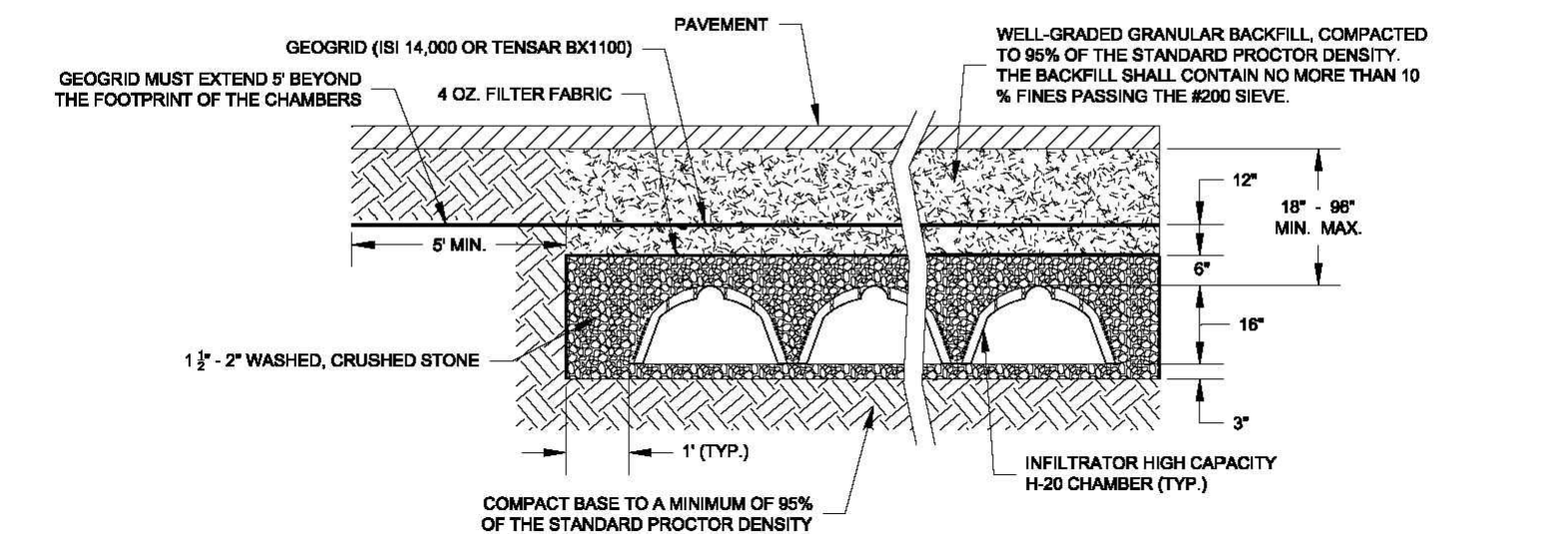
MAIN RESIDENCE SEPTIC SYSTEM DESIGN BASIS		
SYSTEM TYPE=	HIGH CAPACITY CHAMBERS	
FLOW(Q)=	250	GPD
PERCOLATION RATE=	30	MIN/IN
APPLICATION RATE(Q) _a =	0.533	GPD/SF
ABSORPTION AREA (A) _a =Q/q	469	SF
EFFECTIVE TRENCH LENGTH (L _e)		
UNIT TRENCH AREA(A _e)	4	FT ²
L _e =A/A _e	117	FT
INDIVIDUAL TRENCH LENGTH(L)	39	FT
NUMBER OF TRENCHES (n)	3	
CHAMBER LENGTH	6.25	FT
NUMBER OF CHAMBERS	6	
NUMBER OF CHAMBERS PER TRENCH	18	
TANK SIZE	1000	GALLONS

- A. PRIOR TO CONSTRUCTION, THE OWNER/CONTRACTOR SHALL OBTAIN SEPTIC SYSTEM PERMIT FROM THE COUNTY OF SAN JUAN OBISPO. CONTRACT SHALL CONTACT BARRY TOLLE (ENVIRONMENTAL HEALTH SPECIALIST) AT (805) 781-5628 TO SCHEDULE INSPECTIONS. CONTRACTOR SHALL PROVIDE A MINIMUM 48 HOURS NOTICE PRIOR TO ANY FIELD OPERATION REQUEST.
- B. DURING CONSTRUCTION, THE SOILS ENGINEER SHALL BE PRESENT DURING GRADING AND TRENCHING OPERATIONS AND SHALL PERFORM COMPACTION TESTING AT THE BOTTOM OF THE EXCAVATION FOR THE TANK INSTALLATION. ENGINEER MAY RECOMMEND REVISIONS BASED ON OBSERVATIONS.
- C. AFTER CONSTRUCTION, CONTRACTOR SHALL PROVIDE REDLINED MARK UP CONSTRUCTION DRAWINGS INDICATING ANY CHANGES IN INSTALLATION FROM THE APPROVED PLANS. THE CIVIL ENGINEER WILL PREPARE AN AS-BUILT PLAN FOR THE OWNER FROM THESE MARK UPS.
- D. SEEPAGE PITS REQUIRE A DEEP BORING DRILLED 10' DEEPER THAN THE PROPOSED DEPTH TO PROPER SETBACK TO GROUNDWATER AND IMPERVIOUS MATERIAL. SEEPAGE PITS REQUIRE A PERFORMANCE TEST TO PROVE DEEP LAYERS WILL PERCOLATE AT THE APPROVED RWQCB RATE.

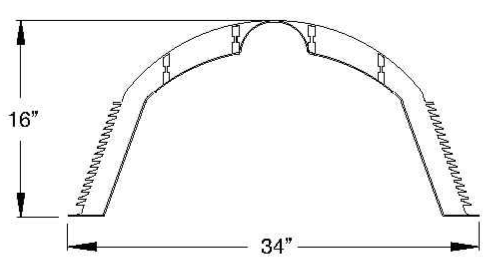
- A. PRIOR TO EXCAVATION OR INSTALLATION, CONTRACTOR SHALL CONFIRM CONFORMANCE WITH THE MIN. CLEAR DISTANCE REQUIREMENTS SHOWN HEREON.
- B. NO TRENCH SHALL EXCEED 100 FT. IN LENGTH
- C. TRENCH LINES SHALL BE PLACED MIN. 6' FROM CENTER TO CENTER OR 3' FROM EDGE TO EDGE, WHICHEVER RESULT IN GREATER DISTANCE.
- D. GRAVEL MATERIAL SHALL BE 3/4" TO 2 1/2" CLEAN ROCK.
- E. SEPTIC TANKS OR LEACHING SYSTEMS SHALL NOT BE INSTALLED ON SLOPES OF 25 PERCENT OR MORE.
- F. ALL PIPING TO AND FROM THE SEPTIC TANK SHALL BE 4 INCH ASTM APPROVED SEWER PIPE (ASTM D3034-3/4" PDR STD 35), MINIMUM PIPE SLOPE SHALL BE 2%. SANITARY TEES SHALL BE PLACED AND SEALED (GROUT, SILICONE OR FOAM) INSIDE TANK INLET AND OUTLET.
- G. VERTICAL PIPING IN SEEPAGE PITS SHALL BE 4 INCH PERFORATED ASTM APPROVE SEWER PIPE. CAP AND SEAL AT THE BOTTOM AND PLACE IN CENTER OF THE PIT.
- H. GROUND INSPECTION RISERS WITH REMOVABLE CAPS SHALL BE INSTALLED AT GROUND SURFACE (OR ACCESSIBLE AS SURFACE) AT THE END OF EACH LINE AS SHOWN.
- I. FILTER FABRIC SHALL BE PLACED OVER GRAVEL PRIOR TO BACKFILLING WITH SOIL.
- J. SYSTEM INSTALLATION SHALL BE INSPECTED BY COUNTY OFFICIALS AND DESIGN ENGINEER PRIOR TO BACKFILLING. A MINIMUM OF 48 HOUR PRIOR NOTICE IS REQUIRED.
- K. FINISH GRADING SHALL DIRECT ALL SURFACE RUNOFF AROUND THE LEACH AREA, AS INDICATED.
- L. ALL UTILITY COMPANIES TO BE NOTIFIED PRIOR TO START OF CONSTRUCTION BY THE CONTRACTOR BY CALLING UNDERGROUND SERVICE ALERT, USA AT 1-800-227-2600.
- M. FLOW WILL VARY BASED ON USER VARIABLES AND TENDENCIES THAT MAY BE UNKNOWN TO THE DESIGN ENGINEER AT THE TIME THIS PLAN WAS PREPARED. AS OF 7/21/2015, THE REGIONAL WATER QUALITY CONTROL BOARD RECOMMENDS USING A FLOW OF 75 GPD FOR EACH LADN PER DAY (GPD) FOR A STANDARD FOUR BEDROOM HOUSE AND 75 GPD FOR EACH ADDITIONAL BEDROOM. WASTEWATER FLOW FROM COMMERCIAL STRUCTURES WILL BE DETERMINED BY PEAK DESIGN FLOW AS LISTED IN THE MOST RECENT EDITION OF THE CALIFORNIA PLUMBING CODE (CPC). THE DRAFT SAN LUIS OBISPO LOCAL AGENCY MAINTENANCE PROGRAM RECOMMENDS THE FOLLOWING RANGES: 1-2 BEDROOM SINGLE FAMILY DWELLING (0-250 GPD) 750 GALLONS, 3 BEDROOM SINGLE FAMILY DWELLING (250-451GPD) 1200 GALLONS, 4 BEDROOM SINGLE FAMILY DWELLING (450-601GPD) 1200 GALLONS, 5-6 BEDROOM SINGLE FAMILY DWELLING (601-900GPD) 1500 GALLONS.

MIN. CLEAR DISTANCE REQUIREMENTS			
DESCRIPTION	BUILDING SEWER (FT)	SEPTIC TANK (FT)	DISPOSAL FIELD (FT)
BUILDINGS OR STRUCTURES	2	5	8
PROPERTY LINE/PRIVATE PROPERTY	CLEAR	5	5
WATER SUPPLY WELLS	50	100	100
STREAMS, SPRINGS, WATER MIGRATION	50	100	100
LARGE TREES	—	10	—
RESERVOIR, SPILLWAY ELEVATION	—	200*	200*
VERNAL POOLS, WETLANDS, LAKES OR PONDS	—	200	200
DISPOSAL FIELD	—	5	3
DOMESTIC WATER LINE	1	5	5
PUBLIC WELLS	—	150	150
UNSTABLE LAND MASS (BLUFF EDGE OR SLIDE)	100	100	100
DISTRIBUTION BOX	—	—	5

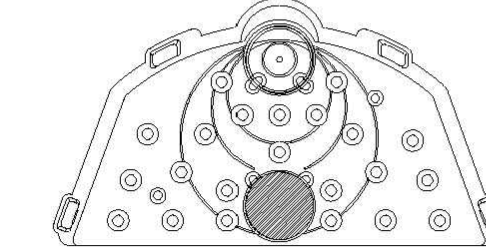
*ALL SEPTIC SYSTEMS SHALL MAINTAIN A MINIMUM OF 1,200 FOOT SETBACK FROM ALL COMPONENTS TO SURFACE WATER INTAKE.



Chamber End View



PosiLock™ End Plate

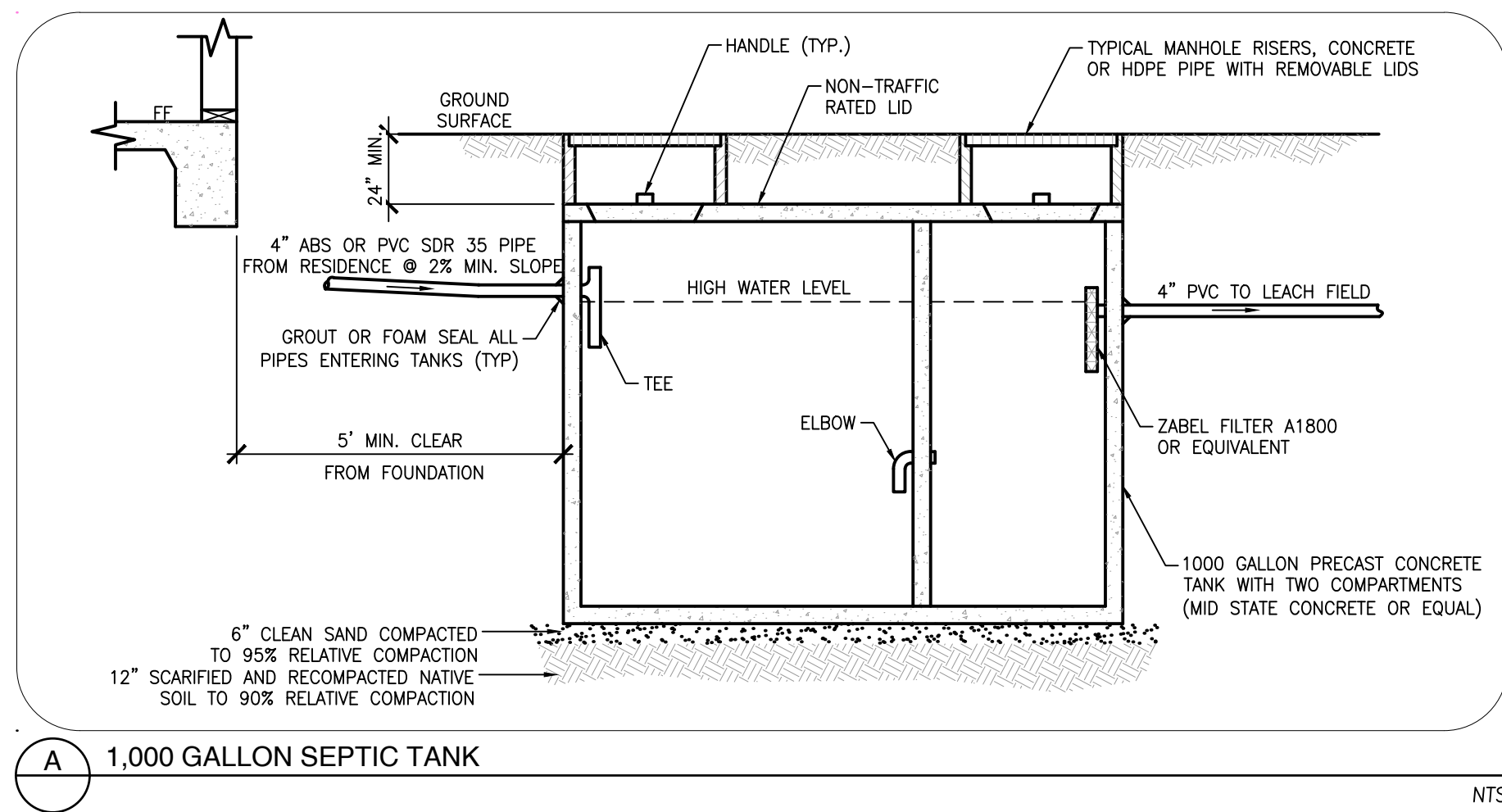


Specifications	
Size	34"W x 75"L x 16"H
Storage Capacity	110 gal / 14.3 ft ³
Weight	38 lbs
Louvered Sidewall Height	10"

 4 Business Park Road
P.O. Box 768
Old Saybrook, CT 06475
860-577-7000 • Fax 860-577-7001
1-800-221-4436
www.infiltratorwater.com

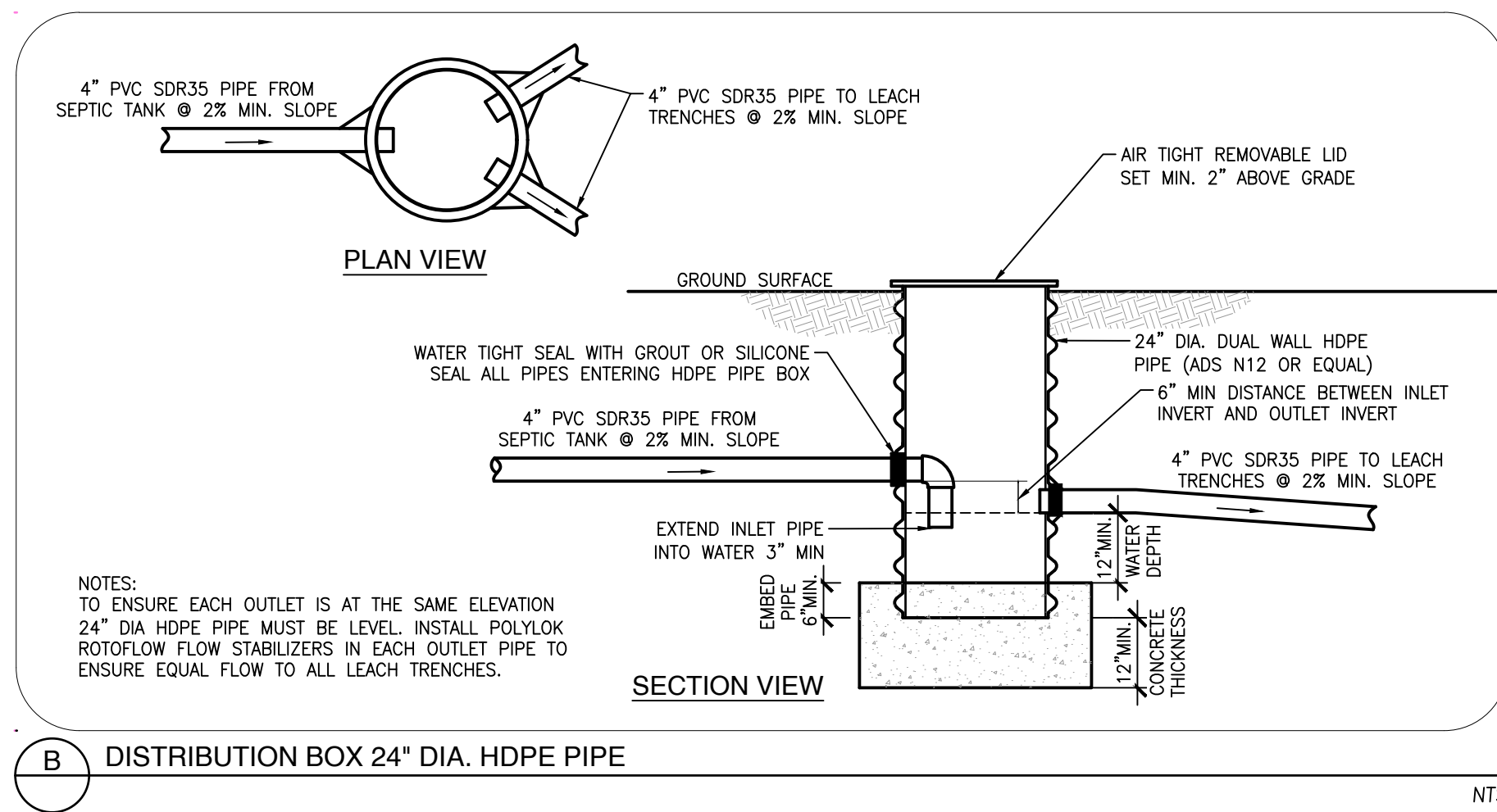
US Patents: 4,759,661; 5,017,044; 5,156,498; 5,336,017; 5,401,116; 5,401,499; 5,511,903; 5,716,163; 5,598,778; 5,839,844 Canadian Patents: 1,329,950; 2,004,564 Other patents pending. *Infusor*, *Equalizer*, *QuickCut*, and *SideWinder* are registered trademarks of Infusor Water Technologies. Infusor is a registered trademark in Mexico. Infusor Water Technologies is a registered trademark in Mexico. *Contour*, *MicroLeshing*, *PolyTuf*, *Chamber-Spacer*, *MultiPort*, *PostLock*, *QuickCut*, *QuickPlay*, *SnapLock* and *StraightLock* are trademarks of Infusor Water Technologies. *Polytuf* is a trademark of Polytuf, Inc. *TUF-TITE* is a registered trademark of TUF-TITE, INC. *Ultra-Rib* is a trademark of IPTEX Inc.

Contact Infiltrator Water Technologies' Technical Services Department for assistance at 1-800-221-4436



(A) 1,000 GALLON SEPTIC TANK

NTS



(B) DISTRIBUTION BOX 24" DIA. HDPE PIPE

NTS

REVISIONS		
NO.	DATE	REVISIONS
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△		
△		
△		



SPANISH VINEYARDS, LLC
SPANISH VINEYARDS NEW RESIDENCE
COUNTY OF SAN LUIS OBISPO



DESIGNED BY: DAP
CHECKED BY: DAP
ISSUED BY: MRW
DATE: 01/15/2021

SEPTIC SYSTEM DETAILS

EET

SS2.0